



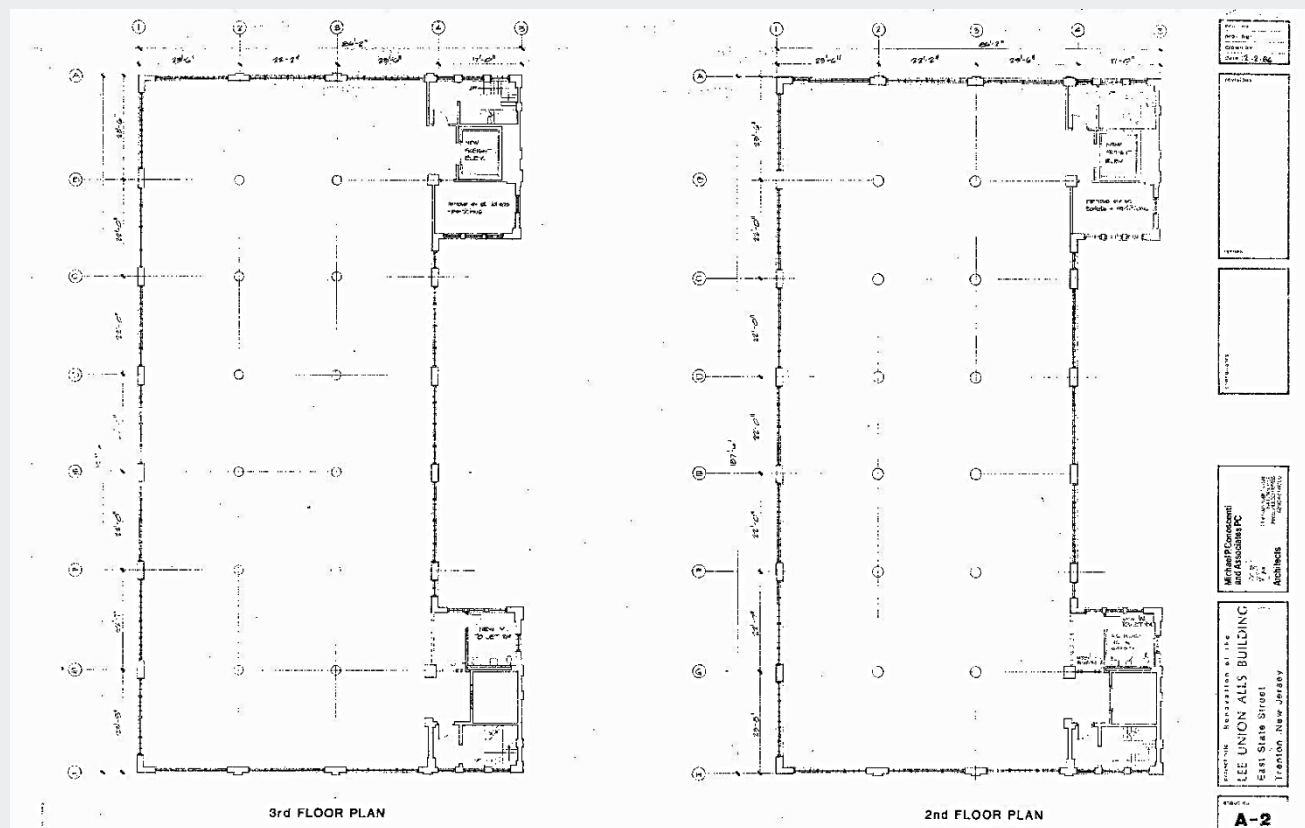
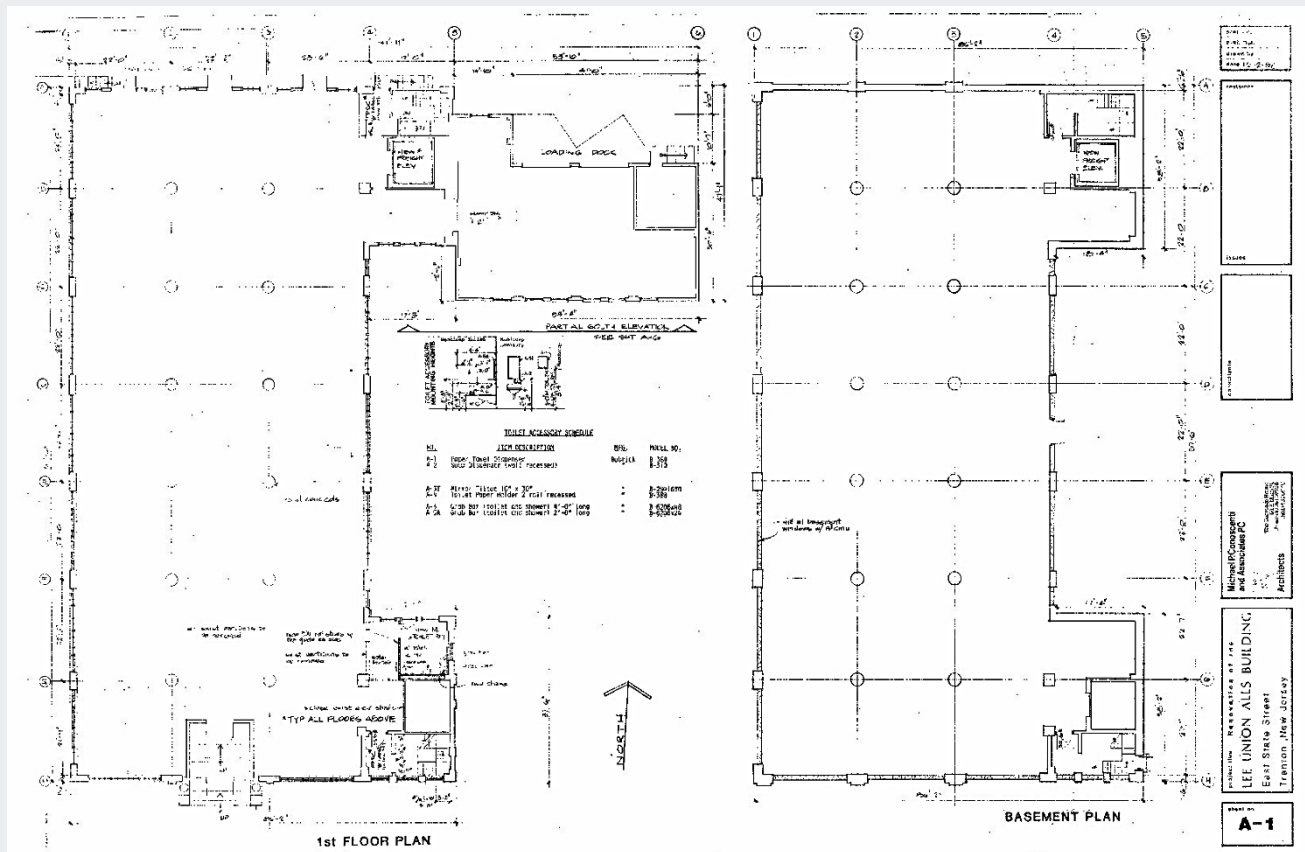
Available for Sale:

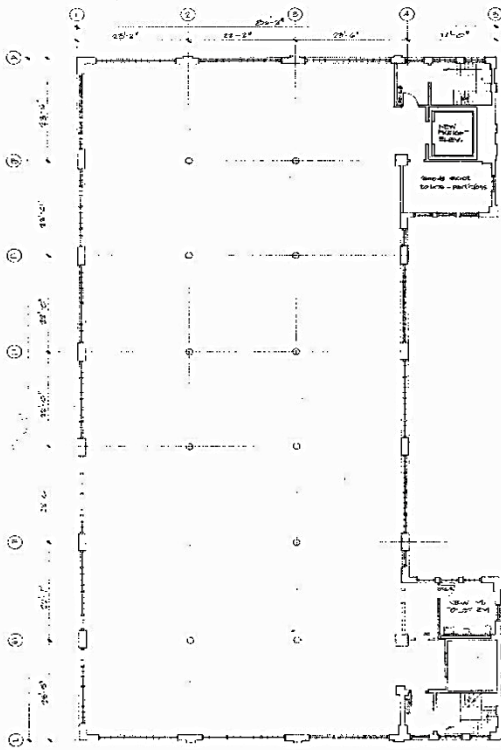
80,000 SF 7-Story Industrial Building

- Warehouse, Loft, Residential Conversion (Redevelopment Project)
- Former Lee Coveralls Building
- 0.75 Acres
- 6 Full Stories above ground, finished basement
- 3 Loading Docks off Rear of Building
- 11' Clear Ceilings
- 1 Operational Elevator
- Taxes: \$138,596
- 11,500 SF per Floor with 1 Bathroom on each
- Zoning: Business B (BB) Zone
- Located just down the street from Trenton Transit Center; Access to Routes 1, 206, I-295
- Current Income from Existing Tenants: \$53,775/yr
- Property falls into 500 years flood prediction area

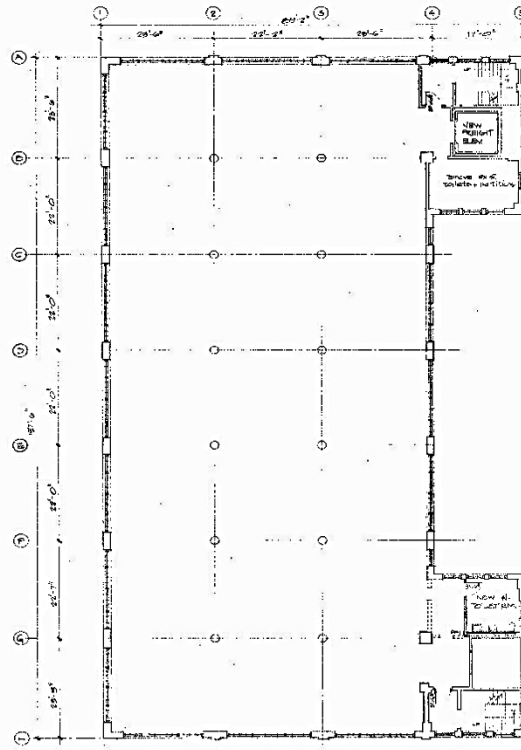
Sales Price: \$5,100,000







5th FLOOR PLAN



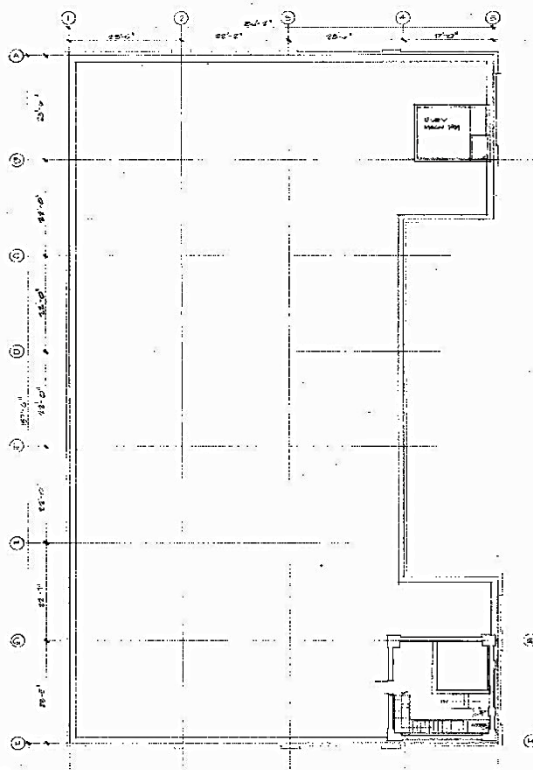
4th FLOOR PLAN

Proj. No.	10-1000001
Drawn by	
Date	12-12-2000
Revised	
Notes	

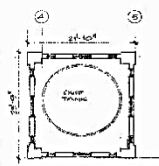
Architect	Richard C. Fennelly and Associates, Inc.
Engineer	Lee Union Allis Building
Architect	Lee Union Allis Building

Project Name	LEE UNION ALLIS BUILDING
Address	East State Street
Location	Troncos, New Jersey

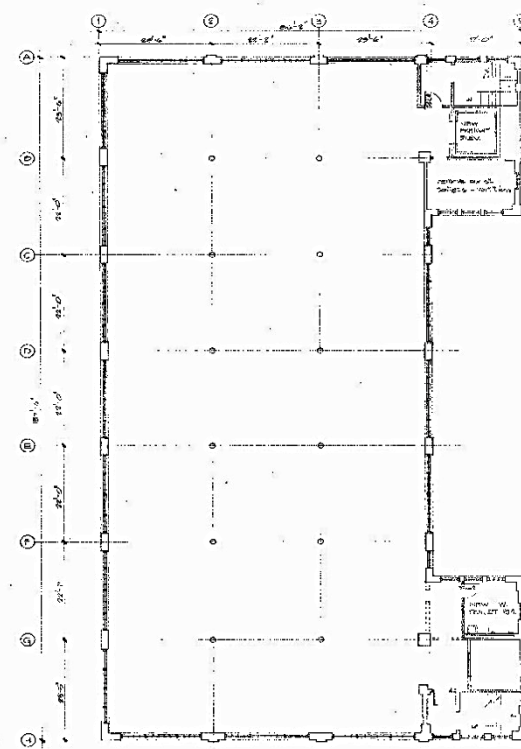
Sheet No.	A-3
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ROOF PLAN



UPPER TOWER PLAN



6th FLOOR PLAN

Proj. No.	10-1000001
Drawn by	
Date	12-12-2000
Revised	
Notes	

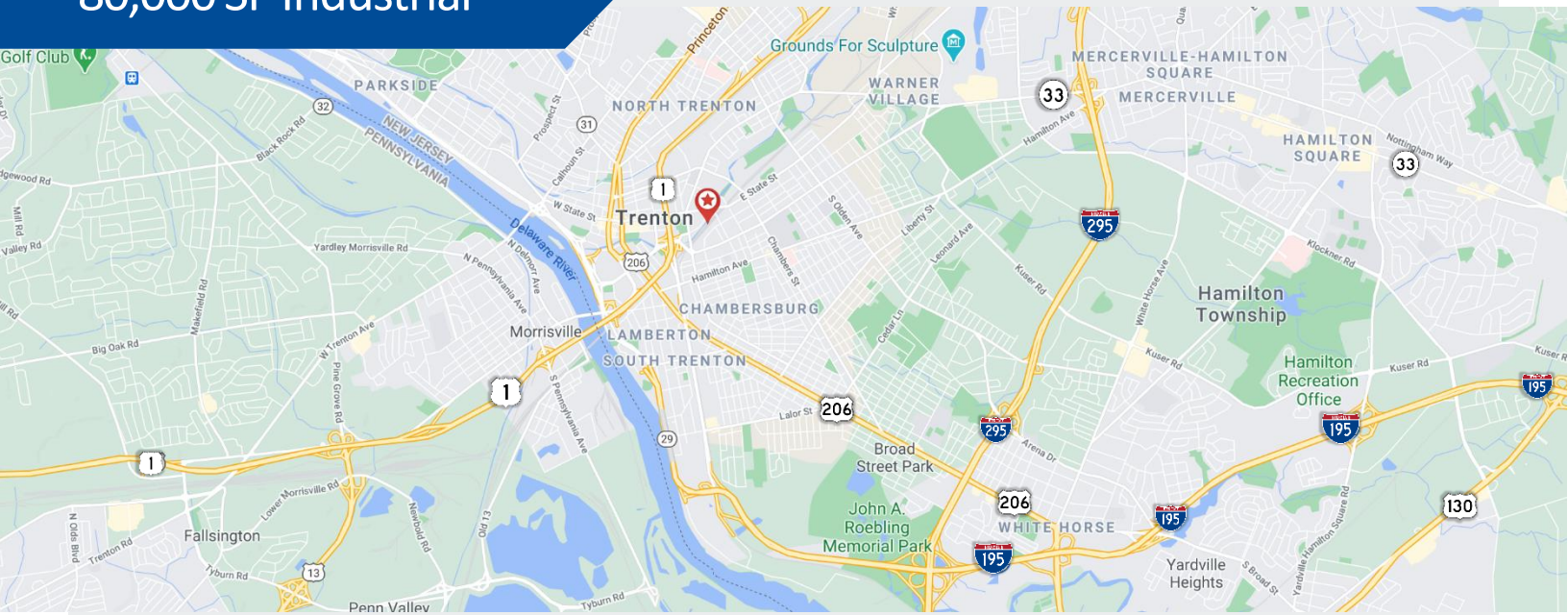
Architect	Richard C. Fennelly and Associates, Inc.
Engineer	Lee Union Allis Building
Architect	Lee Union Allis Building

Project Name	LEE UNION ALLIS BUILDING
Address	East State Street
Location	Troncos, New Jersey

Sheet No.	A-4
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For Sale
80,000 SF Industrial

576-610 E. State Street
Trenton, NJ 08609



LEE OVERALL BUILDING

