

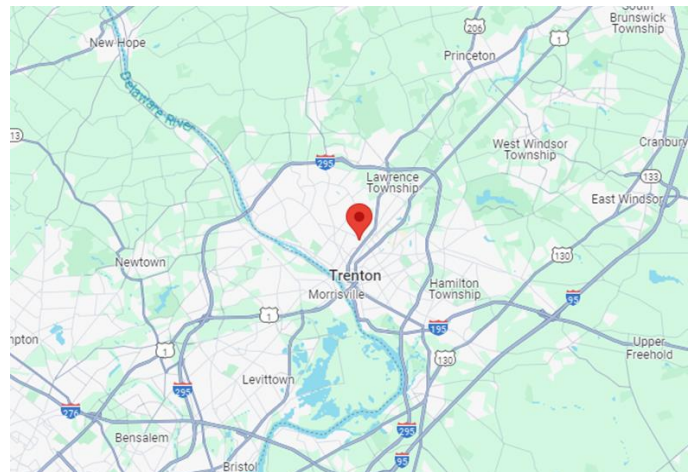
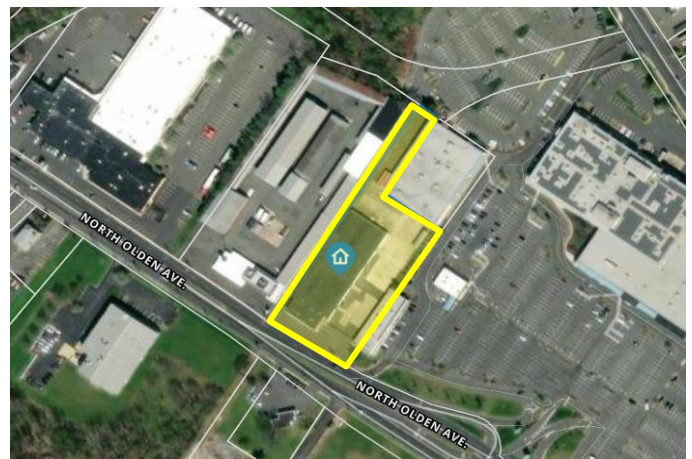


**1570 North Olden Avenue Ext  
Ewing, NJ 08638**

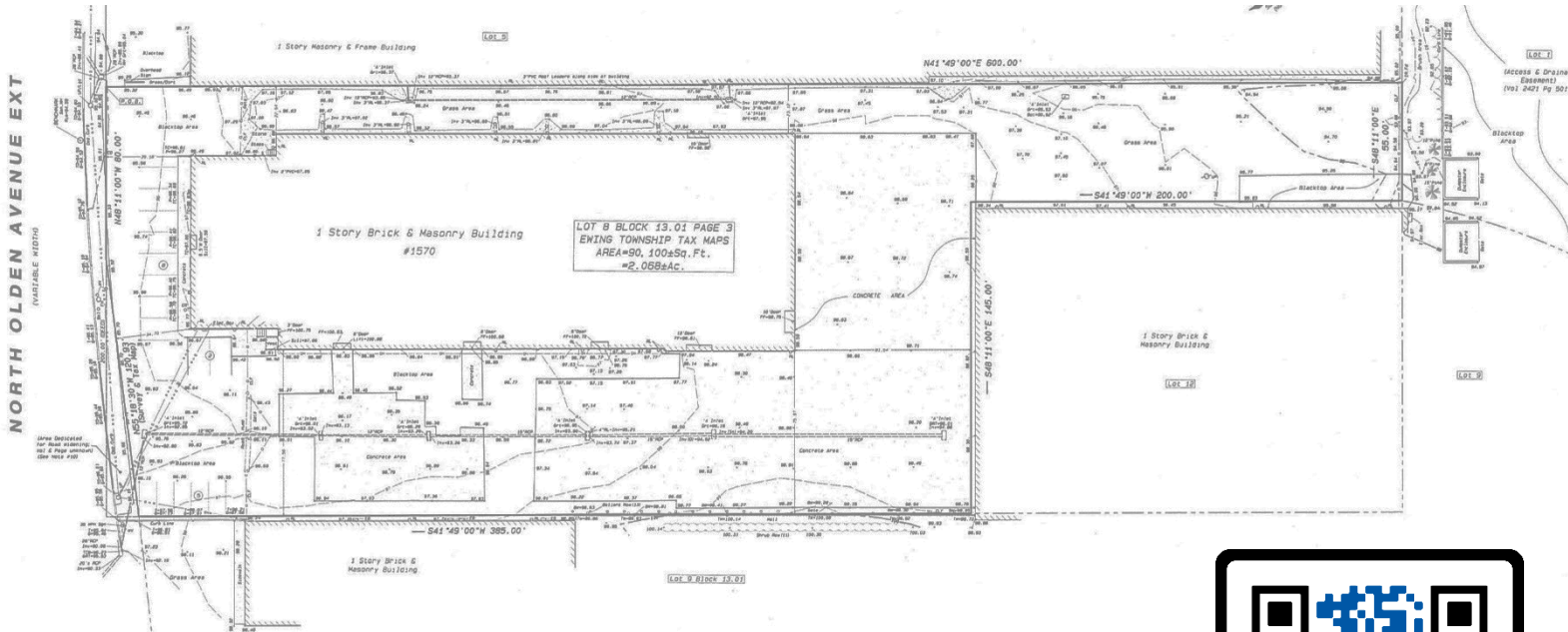
- **24,200 SF Warehouse:**
  - **Section 1: 19,200 SF (14'10" clear)**
  - **Section 2: 5,000 SF (16' clear)**
- **3,200 SF Office**
- **800 SF Basement**
- **Parking: 20 Cars & Abundant Truck Parking**
- **Electrical: 600 Amp**
- **3 Loading and 2 Drive-in**
- **Lot: 2.068 Acres**
- **Zoning: B-H Olden Ave Redevelopment Zone**
- **Built: 1950**
- **Taxes: \$65,712.56**
- **Gas and Electric: PSE&G; Sewer: ELSA**
- **Convenient to Routes 1, 206 and 129**
- **Roof 2017, Office Renovation 2014**

**Sale Price: \$3,750,000**

**Lease Rate: \$12.00/SF plus Operating Expenses**



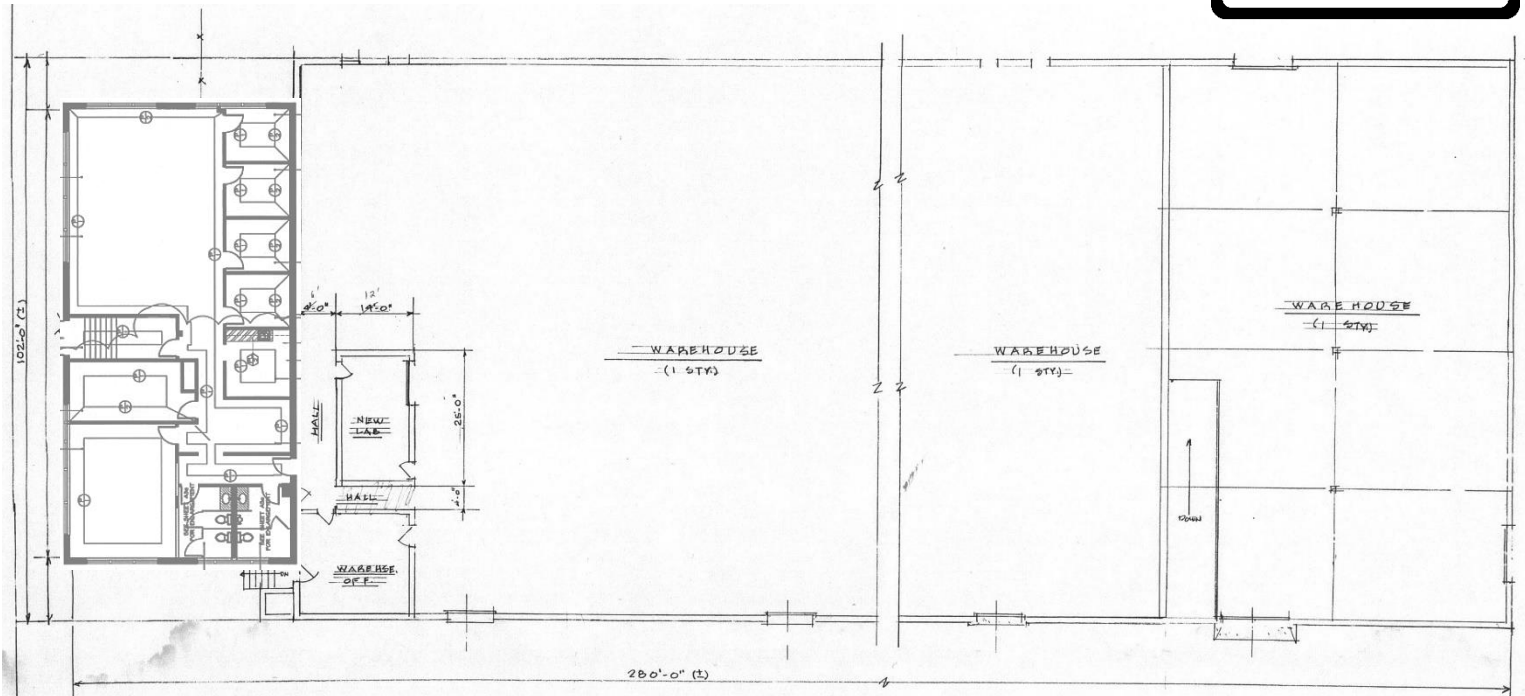
## Site Plan



Matterport 3D Tour  
Warehouse Space



## Floor Plan



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:

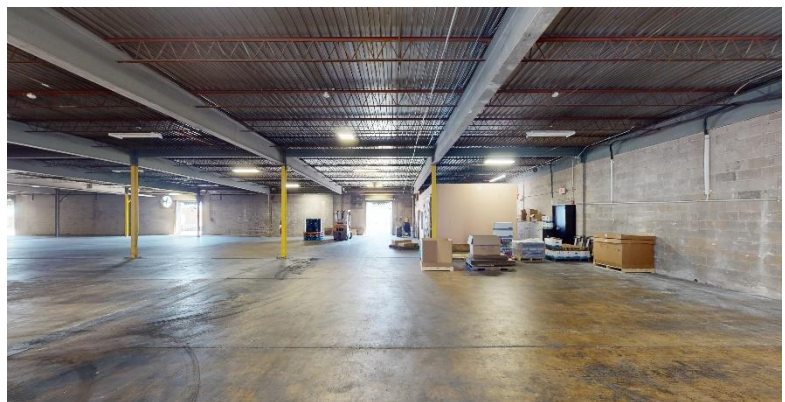
Gerard Fennelly

Matt Fennelly

## B-H Highway Business Zone

### Permitted principal uses:

1. Automobile showroom, new vehicles;
2. Automobile parts store;
3. Automobile mechanical repair shop,
4. Automobile parking lot for private passenger vehicles but not for storage of used vehicles for sale;
5. Bakery and bakery goods store;
6. Beverages, retail or wholesale distribution of;
7. Business college;
8. Cabinet and woodworking shop;
9. Catering establishment;
10. Child-care center;
11. Clothing (new) and dry goods store;
12. Dancing studio;
13. Department store;
14. Drugstore;
15. Equipment rental and sales;
16. Electrical shop or contractor;
17. Frozen food locker;
18. Funeral home;
19. Furniture store;
20. Grocery store and meat market;
21. Garden supply center;
22. Hospital;
23. Hardware store;
24. Household appliance store;
25. Laboratory serving medical and dental requirements;
26. Motel;
27. Nursing home;
28. Offices, business and professional;
29. Office furniture, appliances and supply business;
30. Plumbing and heating sales;
31. Printing, lithography, publishing and photostating establishments;
32. Private school operated as a commercial enterprise;
33. Radio and television stores;
34. Tire shop, excluding recapping and retreading;
35. Combinations of two or more compatible uses permitted within one unit;
36. Neighborhood shopping centers.



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