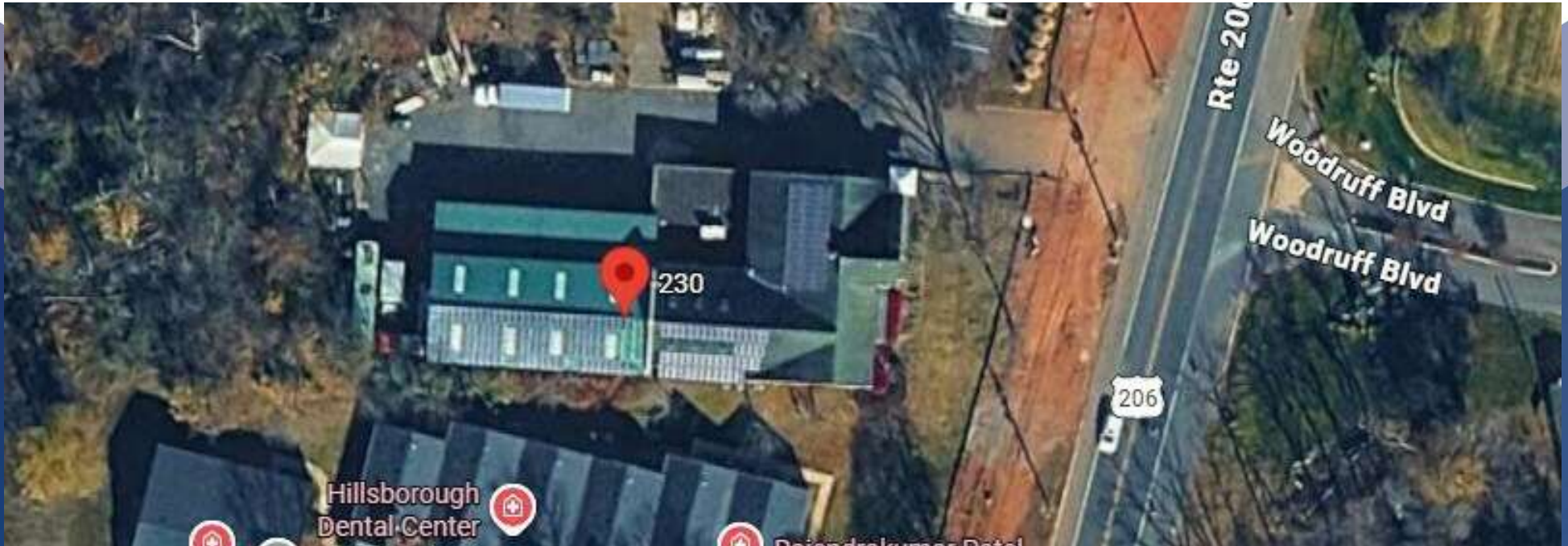


SALE

230 US 206

HIGH VISIBILITY -- BEST IN HILLSBOROUGH TOWNSHIP



SALE PRICE	\$2,900,000
SQUARE FOOTAGE	19,644 SF
LEASE RATE	\$15.00 SF/yr

Kenneth Worden

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COLDWELL BANKER
COMMERCIAL
REALTY

SALE

230 U.S. 206

230 U.S. 206 Hillsborough Township, NJ 08844



OFFERING SUMMARY

Sale Price:	\$2,900,000
Building Size:	19,644 SF
Lot Size:	2.785 Acres
Number of Units:	1
Price / SF:	\$147.63
Year Built:	1986
Renovated:	2000
Zoning:	C1; Commercial
Market:	Northern New Jersey

PROPERTY OVERVIEW

Situated across 3 levels, this owner-occupied property spans a total of 19,644 sf, offering versatile usage options including storage and showroom spaces. The ground floor encompasses 11,356 sf, providing ample room for operational activities and warehouse use, while the 1st floor offers an additional 6,468 sf of adaptable space for retail and showroom use. The mezzanine floor provides 1,820 sf of additional space for office use. With a total building area of 19,644 sf, this well-appointed property presents a prime opportunity for businesses seeking a dynamic and customizable environment to support their operational needs. Traffic Light, Corner Property. Exceptional Visibility and Exposure Directly on Route 206 with Substantial Frontage. Will be Delivered Vacant (currently owner occupied).

PROPERTY HIGHLIGHTS

- 19,644 SF building size
- 1 unit
- Built in 1986, renovated in 2000

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SALE

230 U.S. 206 GENERAL PROPERTY SPECS

Building Name	230 U.S. 206 "United Rent-All"
Property Type	Retail/Showroom/Office/Warehouse
APN	10-00152-06-00030-000
Building Size	19,644 SF
Lot Size	2.785 Acres
Building Class	B
Year Built	1986
Year Last Renovated	2000
Number of Floors	3
Average Floor Size	6,548 SF

Prime three-level property totaling 19,644 sq. ft., featuring an expansive 11,356 sq. ft. ground floor, storage and warehouse plus a 6,468 sq. ft. showroom with a 1,820 sq. ft. mezzanine. Flexible layout ideal for storage, office, showroom, or retail—perfect for businesses seeking visibility and versatility. Three drive-in doors for trucks and one loading dock.



- Zoned C1: Commercial; Sprinklered System
- 615' footage of frontage
- 3 Drive-In Doors and 1 Loading Dock
- Sprinklered
- Ceiling Height: 14-24

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SALE

INVESTOR LEASE OPTIONS

230 U.S. 206 Hillsborough Township, NJ 08844



LEASE INFORMATION

Lease Type	OPEN	Lease Term	Market
Retail Space	19,644 SF	Lease Rate	Market

AVAILABLE SPACE

SIZE	TYPE	LEASE RATE	DESCRIPTION
11,356 SF	NNN	\$15.00 SF/YR	Storage, Showroom, Warehouse
6,468 SF	NNN	\$15.00/sf/yr	Showroom, Retail
1,820 SF	NNN	\$25.00 sf/yr	Office

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add text!

SALE

DEMOGRAPHICS/TRAFFIC COUNT

230 U.S. 206 Hillsborough Township, NJ 08844

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	798	2,111	5,939
Average Age	43	43	42
Average Age (Male)	41	41	40
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME		
Total Households	315	825
# of Persons per HH	2.5	2.6
Average HH Income	\$139,935	\$137,931
		\$138,722

TRAFFIC COUNT (CoStar 2026)				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
US 206	US 206N	29,507	2026	0.05 mi
US 206	US 206SW	29,172	2026	0.34 mi
US 206	US 206NE	29,507	2026	0.43 mi
US 206	US 206S	29,507	2026	0.75 mi
Triangle Rd.	--	10,394	2026	0.98 mi

SALE

REGIONAL MAP

230 U.S. 206 Hillsborough Township, NJ 08844



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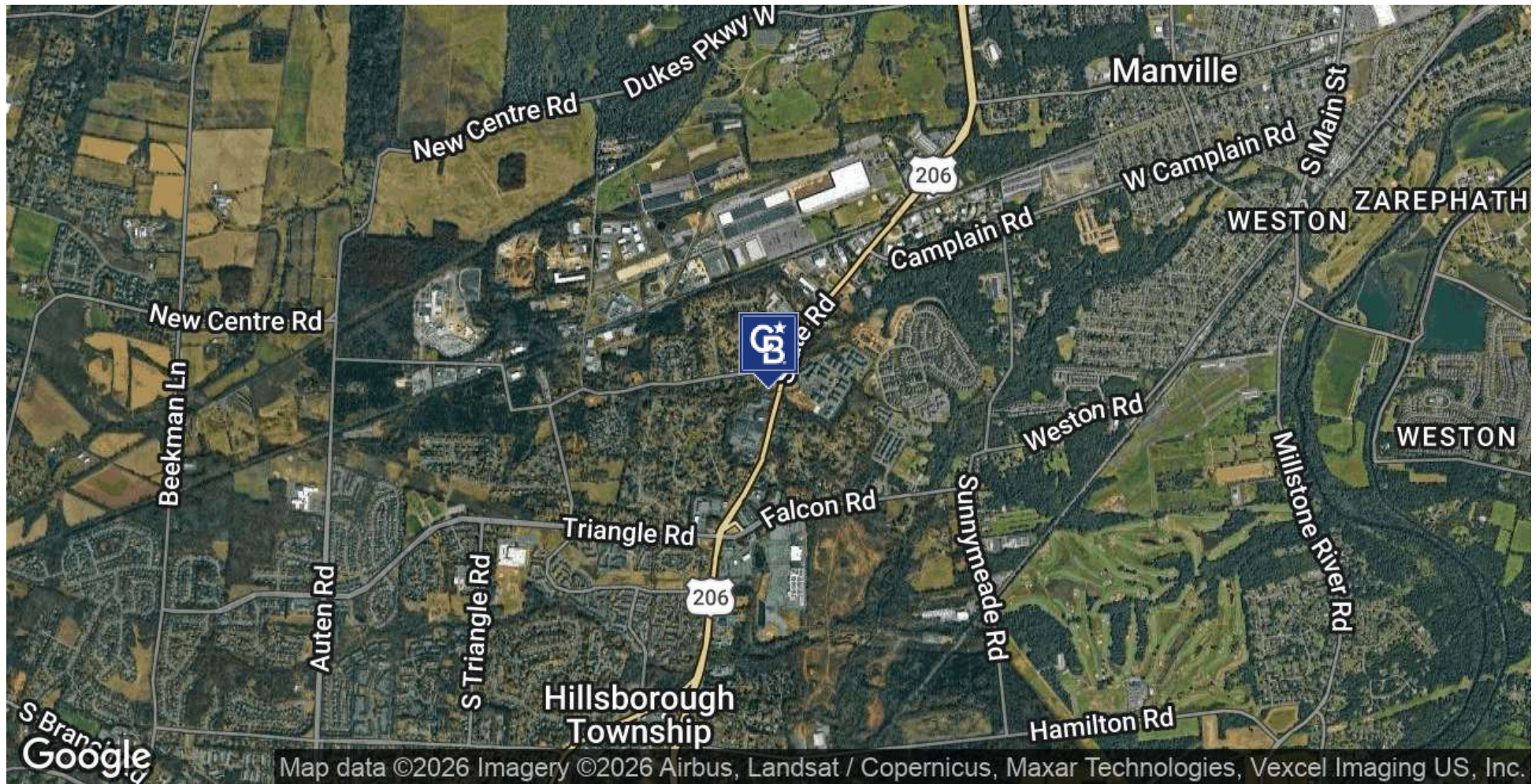


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LOCAL MAP

230 U.S. 206 Hillsborough Township, NJ 08844



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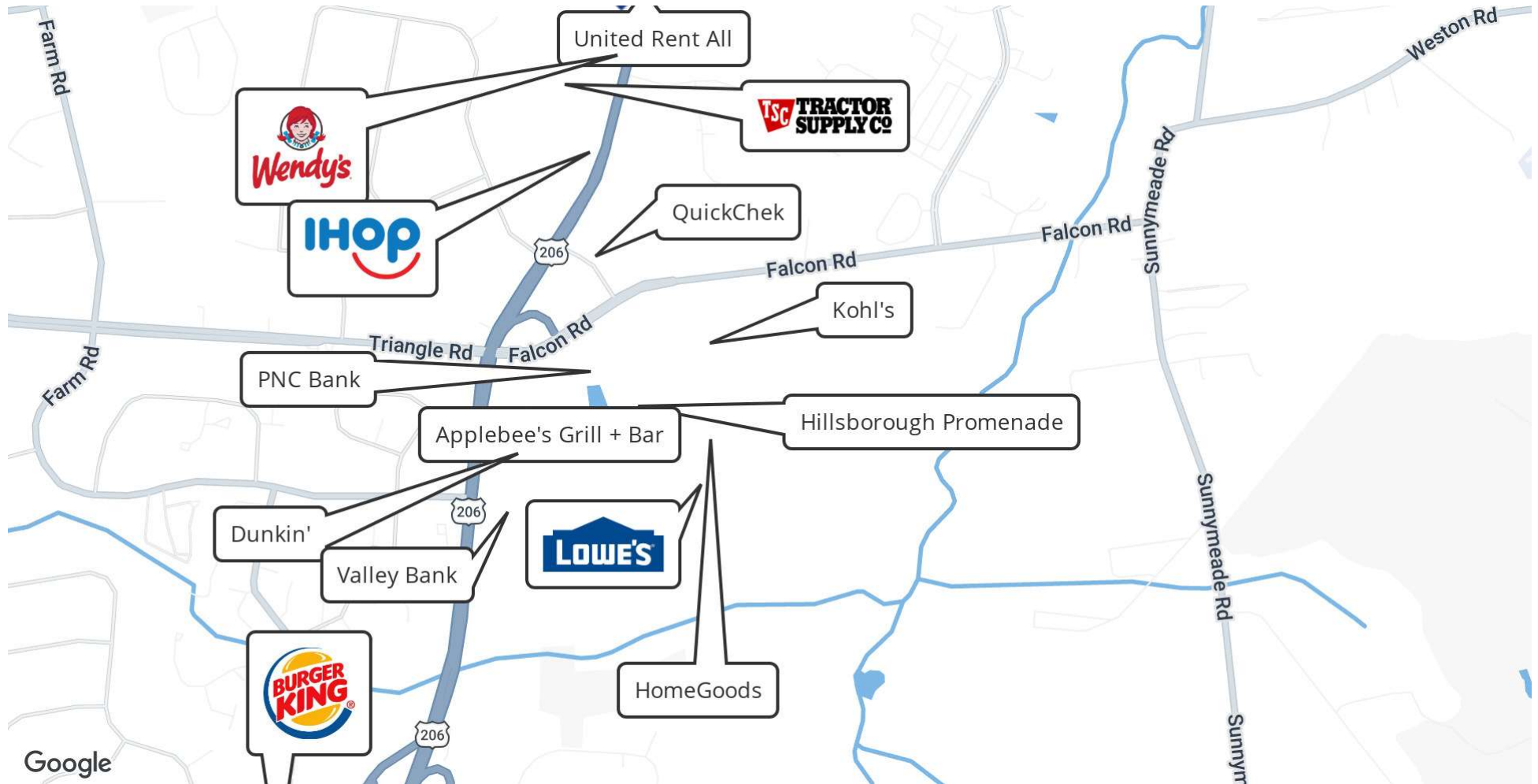
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230 US 206
Retailer Map



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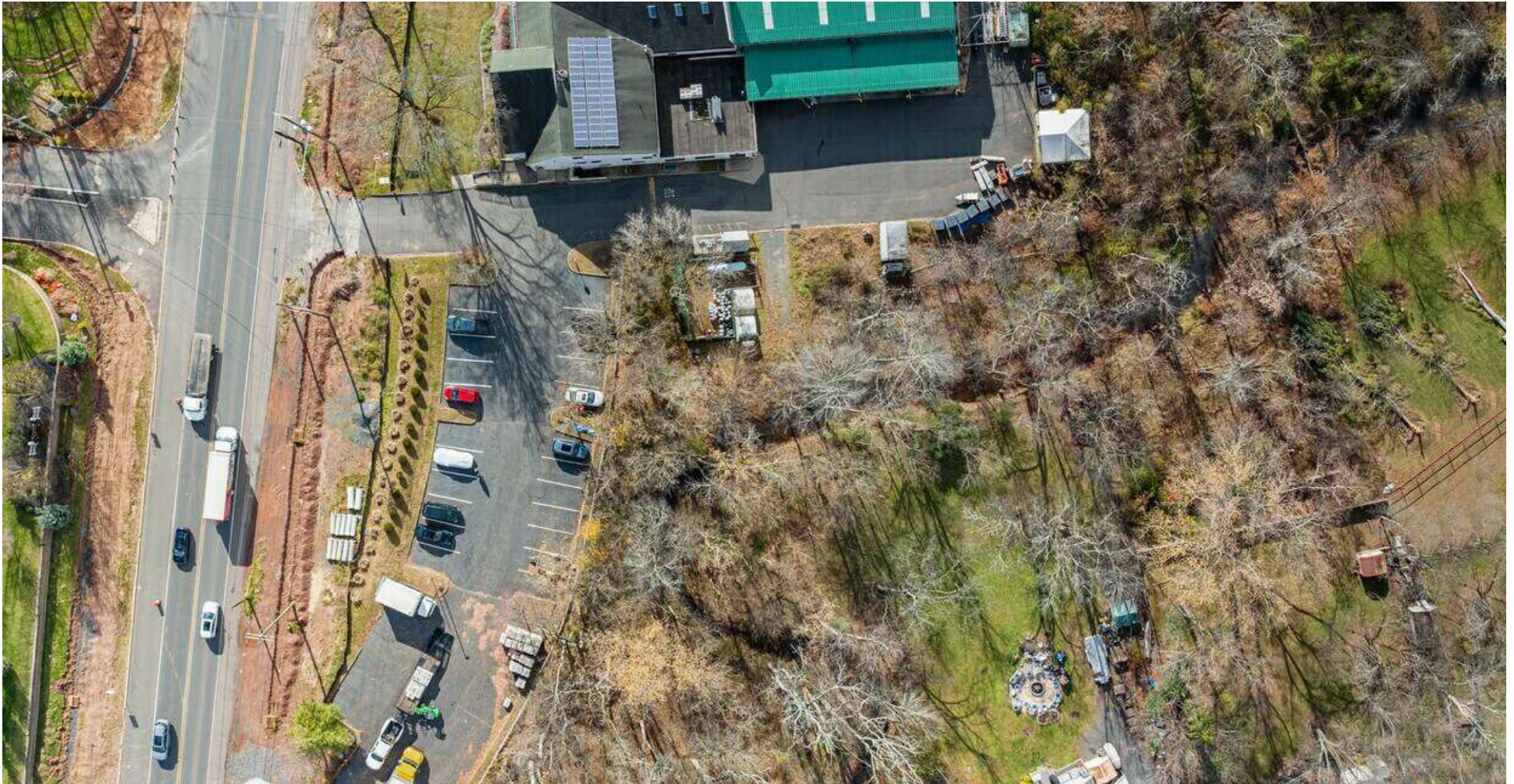


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PROPERTY AERIAL

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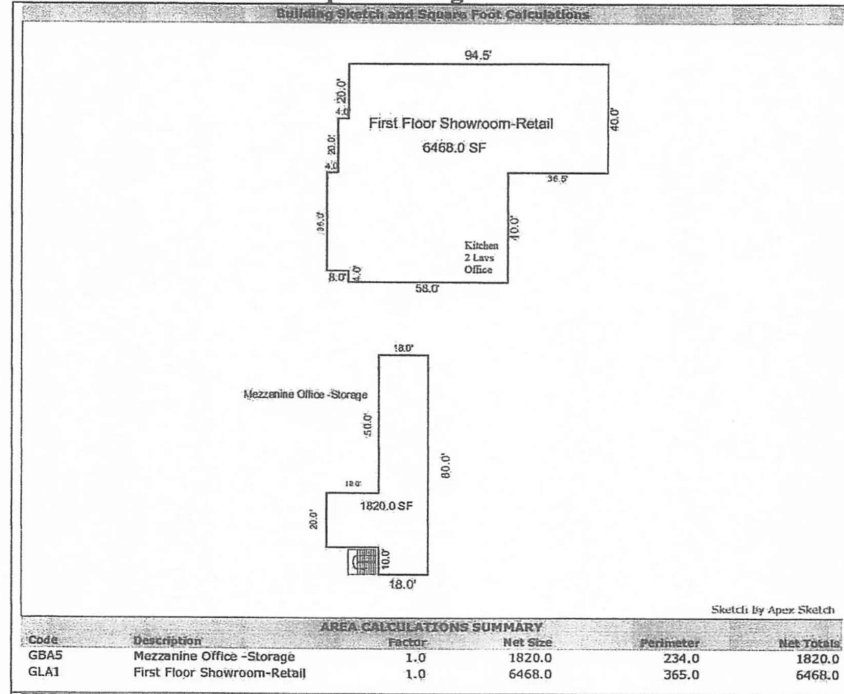
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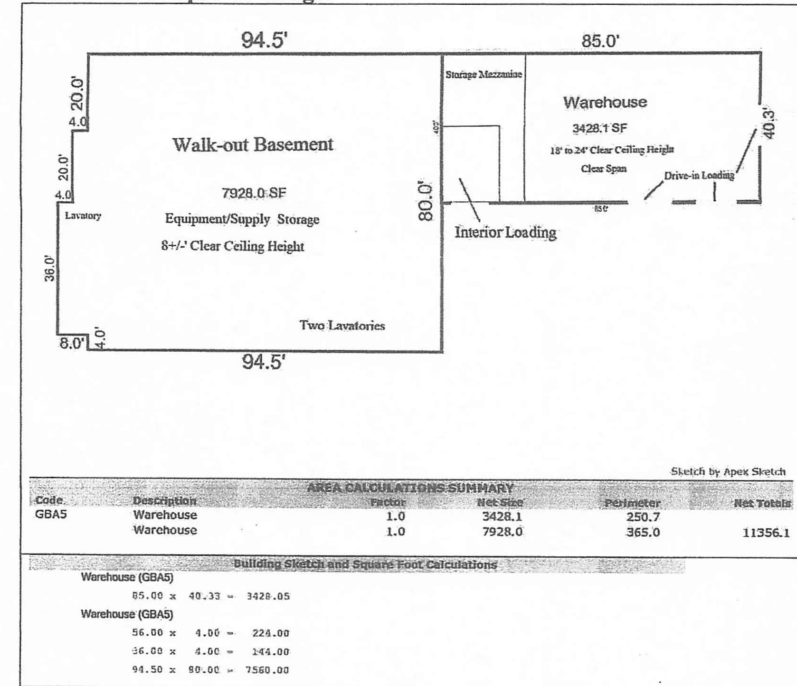
FLOOR PLANS

230 U.S. 206 Hillsborough Township, NJ 08844

First Floor and Mezzanine Square Footage:



Ground Level Square Footage:



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SALE

WAREHOUSE: 11,356 SF

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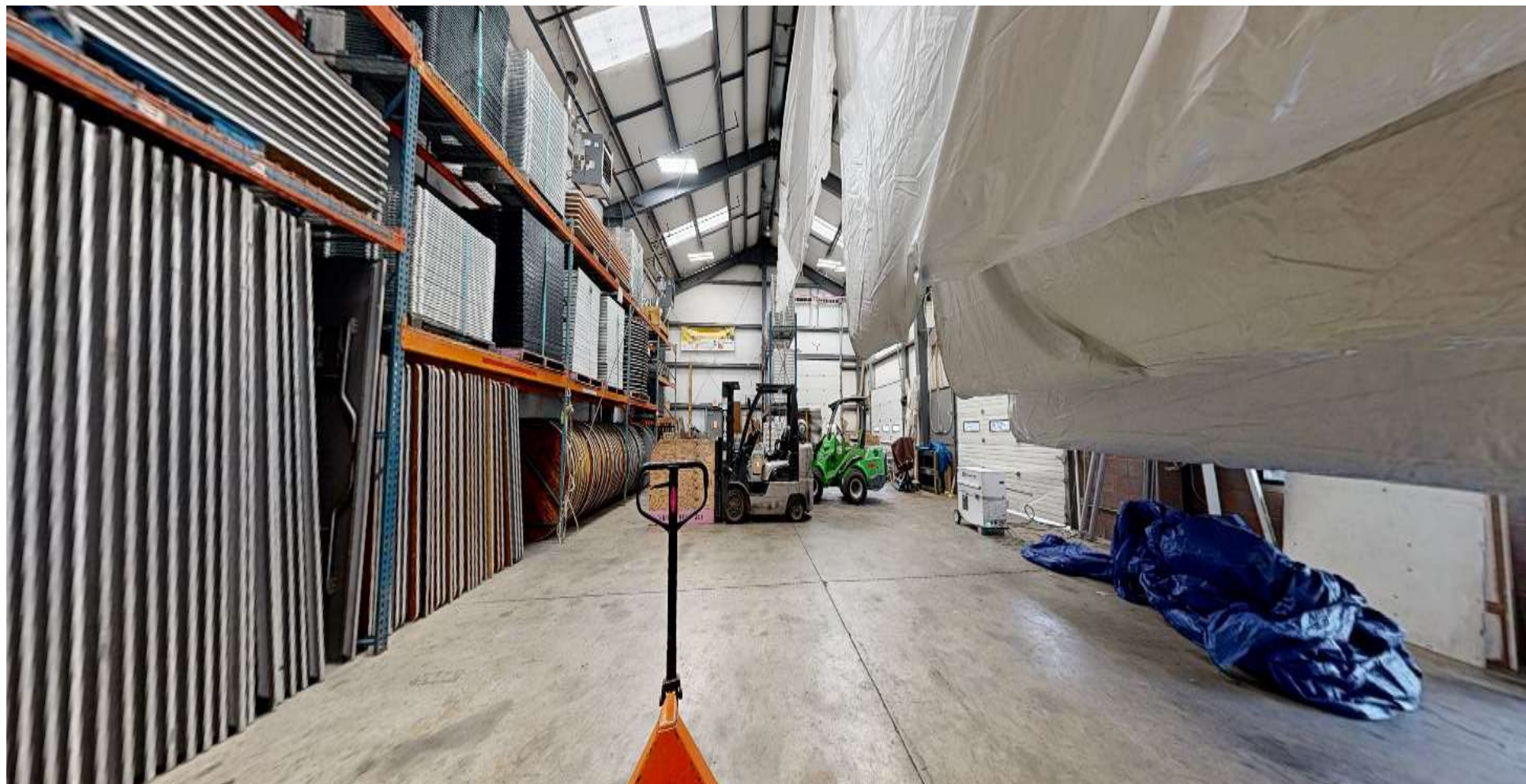
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SALE

WAREHOUSE

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WAREHOUSE/OUTSIDE COVERED STORAGE

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SALE

WAREHOUSE EXTENDED
40 FOOT CEILING HEIGHT



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SALE

OFFICE: 1,820 SF

230 U.S. 206 Hillsborough Township, NJ 08844



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SALE

DISPLAY ROOM: 6,468 SF

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