



CREXI MARKETING FLYER | OWNER USER / FLEX OPPORTUNITY

12 Pierce Avenue

Commercial flex / warehouse property in Trenton with office support space, fenced yard, dual-street orientation, roll-up access, and an existing boxing gym / fitness build-out.

\$749,999

ASKING PRICE

6,840-6,924 SF

REPORTED BUILDING AREA

2 Stories

FLEX / WAREHOUSE + GYM

Dual Access

PIERCE AVE + NEW JERSEY AVE

Flexible Commercial Building with Yard, Warehouse Utility & Existing Gym Build-Out

12 Pierce Avenue offers a practical owner-user or investor opportunity in Trenton's Villa Park area. The building combines warehouse / garage functionality, office / flex space, fenced yard / parking, and a second-floor boxing gym layout that can support fitness, recreation, contractor, storage, trades, studio, service-commercial, or adaptive flex uses.

WAREHOUSE / GARAGE

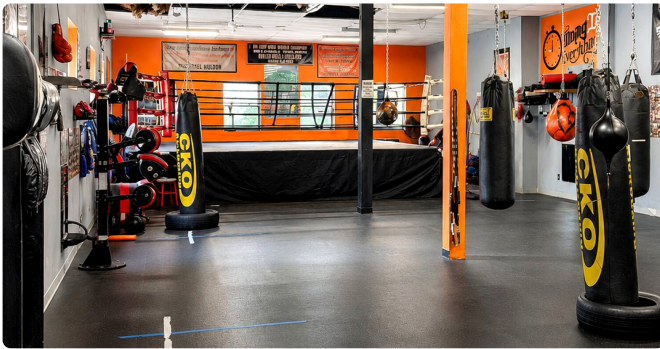
Approx. 2,775 SF first-floor garage / warehouse area with reported 20 ft ceiling and bay-door access.

OFFICE / FLEX

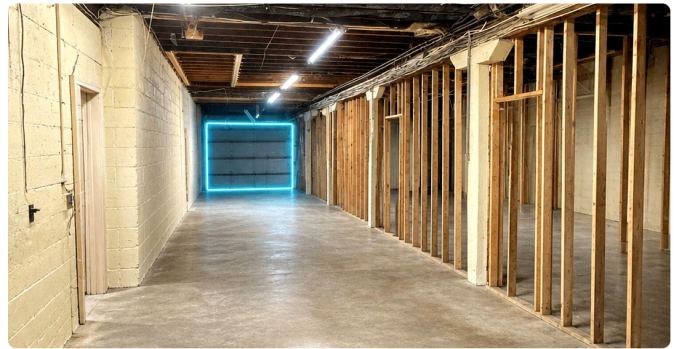
Approx. 720 SF first-floor office plus approx. 1,340 SF second-floor office / flex support area.

GYM / TRAINING

Approx. 2,220 SF second-floor warehouse / gym area with reported 13 ft ceiling and existing boxing fit-out.

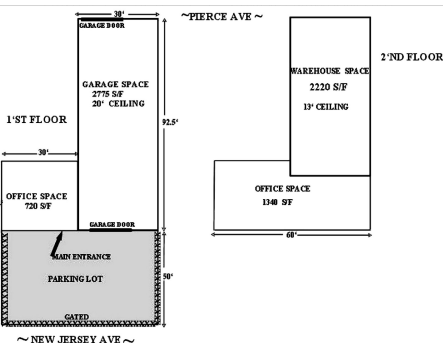


Existing boxing / fitness build-out



Warehouse / storage area

- Through-block orientation with functional access from Pierce Avenue and New Jersey Avenue.
- Bay-door entrance opens directly into the warehouse / storage portion of the building.
- Secondary garage / storage structure presents additional utility or value-add improvement potential.
- Yard / lot entry connects to the office area, gym stair, and internal warehouse / storage access.
- Fenced yard / parking area may support staging, contractor storage, fleet needs, or customer / staff access.
- Gym equipment, FF&E, or business components may be available separately, subject to seller confirmation.



Floor plan / layout reference

Property Fact	Detail
Public Record Classification	Commercial / General
Block / Lot	Block 30102 Lot 15.01
Year Built	1950 per ATTOM
Flood Zone	Zone X - area of minimal flood hazard
2025 Taxes	\$8,522 per ATTOM

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