

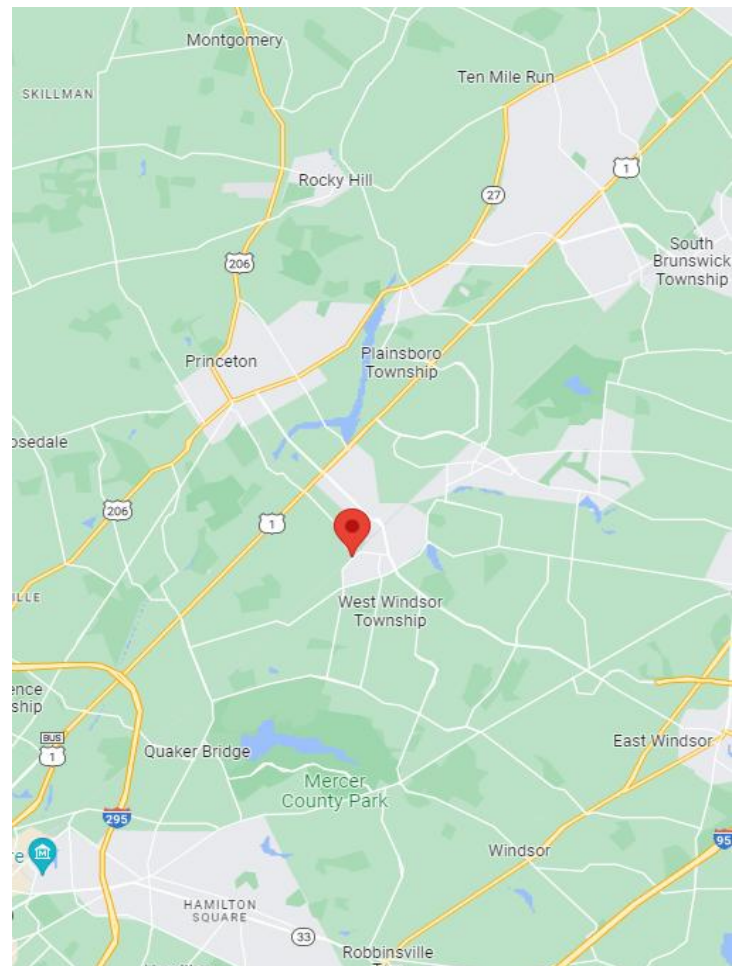


For Sale

21,164 SF Industrial Property

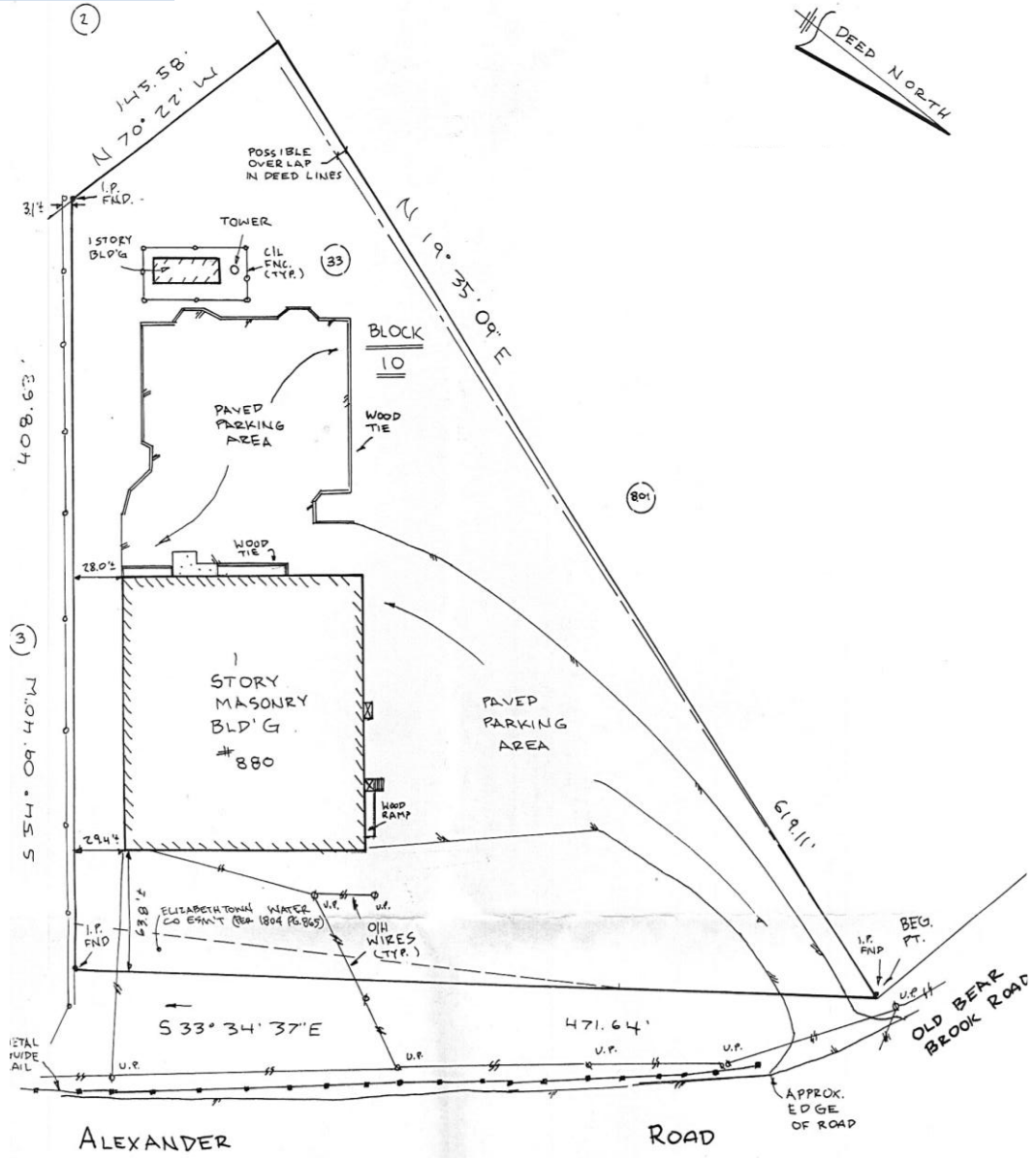
- 50% Leased; 11,000 SF Vacant
- \$166,000 Gross Income
- Est. Operating Expenses: \$51,000
- NOI: \$115,000
- Ceiling Height: 17'
- Lot Size: 3 Acres
- Loading:
 - 1 Tailgate 10'x10'
 - 1 Drive-in 10'x10'
 - 1 Drive-in 12'x16'
- Clear Span: Steel Trusses
- Parking: 45 Spaces
- Taxes: \$23,639.11
- Zoning: ROM1
- 356 Solar Panels on Roof Generating 90-100,000 kWh per year

Sale: \$3,000,000.00



For Sale
 21,164 SF
 Industrial Property

880 Alexander Road
 Princeton, NJ 08540



Estimated Operating Expenses	
Electric	\$3,000
Grounds	\$1,500
Sewer & Water	\$1,500
Taxes	\$25,000
Insurance	\$20,000
	\$51,000