

# Commercial - WATERFORD WORKS, NJ



## 900 Industrial Drive, Waterford Works, NJ, 08089

Offered at \$950,000

Investment opportunity, Industrial building with national tenant, 7,500 sq. ft. on 3.3 acres, Only 13 years old, 17' ceilings, (2) 14 x 17 overhead doors, Just off the White Horse Pike, Minutes away from Route 73 and Atlantic City Expressway, 30 minutes to Philadelphia and Atlantic City, 400 sq. ft. heated and air conditioned offices, Paved and stoned parking. Public sewer. 3 phase electric available, This is an investment property. Presently under lease till 7/31/2023 with additional (2) 1 year options after that. Present rent is \$4,300 month NN, See Documents tab for rents schedule with yearly increases, Tenant pay utilities, Do not approach tenants.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

3.3 acre (lot size)

Built: 2009



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vip@assist2sell.com

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