



Eagle Realty USA

Experience Counts!

2 Laurel Drive, Flanders (Mount Olive Twp.) Morris County, NJ

FOR SALE



• **SOLD!!**

- Location: The property is located in Western Morris County, NJ on Laurel Drive with direct access to and from Route 206. Route 206 is a major commercial distribution highway linking to I-80 to the North and I-287 and I-78 to the south. In addition, Route 46 is just to the North and Route 10 is just to the East.
- +/- 71,589 SF Distribution Warehouse Facility with Office Space
- +/- 6,272 SF 1st Floor Office
- +/- 6,272 SF 2nd Floor Office
- +/- 24,139 SF Temperature Controlled Warehouse
- +/- 27,574 SF Non-Temperature Controlled Warehouse
- +/- 3,232 SF Refrigerated Cooler Space
- +/- 4,100 SF Auto/Truck Shop with Lifts

- 7.2+/- Acres property size
- 1986 Year built
- 1995 Year expanded
- Warehouse Ceiling height: Varies between +/- 19' - +/- 22' clear
- Column Spacing: (+/-) 24' x 100'
- 2 Drive-in Doors
- 4 Tail Gates
- 4 Overhead Drive-in Doors in Auto Shop
- Sprinkler System: Dry
- Power: Per Code
- Parking: 56 Car, 34 Truck & 13 Trailer
- Utilities: City Water, Septic, Natural Gas
- Construction: Concrete Block with Brick Exterior
- Zoning: L-1
- Taxes: \$211,888 (2017)
- Available Immediately (Vacant)

Eagle Realty USA

Licensed Real Estate Broker
3 Laurel Drive, Suite A
Flanders, NJ 07836

“We Close Deals... That’s the Bottom Line”

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.

For More Information Please Contact:

Gary J. Drechsel, Sr.

Member-Broker of Record

Phone 973.598.1500 Ext 11

Mobile 973.713.7700

Gary@EagleRealtyUSA.net