



Eagle Realty USA

Experience Counts!

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

FOR SALE



- 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.

- +/- 8.27 Acres property size
- 1995 Year built:
- +/- 9,900 Sq Ft Industrial Warehouse With +/- 2,400 Sq Ft office space (currently leased), +/- 7,500 Sq Ft warehouse space

- Warehouse Ceiling Height: +/- 17' clear at Peak and +/- 15' 7" at eaves
- 1 Drive-in Door
- 1 Tail Gate
- Column Spacing: Open Span
- Power: 3 Phase, 400 Amps
- Parking: 24 total; 12 (9' x 20') 12 (10' x 18') Trailer maneuvering area
- Utilities: City Water, Septic, Natural Gas
- Construction: Concrete Block with Corrugated Metal Panel on Warehouse Section and Stucco with Metal Panel on Office Section
- Taxes: \$34,276 (2017)
- Zoning: L-1

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Licensed Real Estate Broker

3 Laurel Drive, Suite A

Flanders, NJ 07836

"We Close Deals...That's the Bottom Line"

For More Information Please Contact:

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