

847 Route 12

Frenchtown, NJ 08825

PRESENTED BY:

LANCE BRAM COMMERCIAL BROKERAGE

AVAILABLE FOR SALE

+/- 90,000 SF CRANE FACILITY



847 Route 12 presents an opportunity to purchase an existing, fully functional crane facility. Located within minutes of Route 78, but nestled in a park-like setting, 847 Route 12 is well suited to be utilized by any manufacturing, fabrication, distribution or overheard crane user.

PROPERTY HIGHLIGHTS

- +/- 90,000 SF Total
- +/- 55,000 SF @ 25' Clear
- +/- 12,000 SF @ 30' Clear
- +/- 18,000 SF @ 40' Clear
- +/- 2,200 SF Office
- 13 Drive – In Doors
- 17- 24' Clear Under Crane Hooks
- 10 - 35 Ton Crane Throughout in Each Bay
- Full Size Locker Room with Showers
- Outside Storage Available +/- 1.5 Acres
- +/- 5 Miles From Flemington
- Low Property Taxes: \$62,542 (\$0.69 PSF)

ASKING PRICE: \$ 6,950,000



FOR MORE INFORMATION CONTACT:

Lance Bram

COMMERCIAL BROKERAGE

www.lancebram.com

JOE D'AGOSTINO PHONE: 732.545.1850, Ext 17

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