

FOR SALE

143,670 SF Industrial Facility

2301 Cottontail Lane
Franklin Township, New Jersey

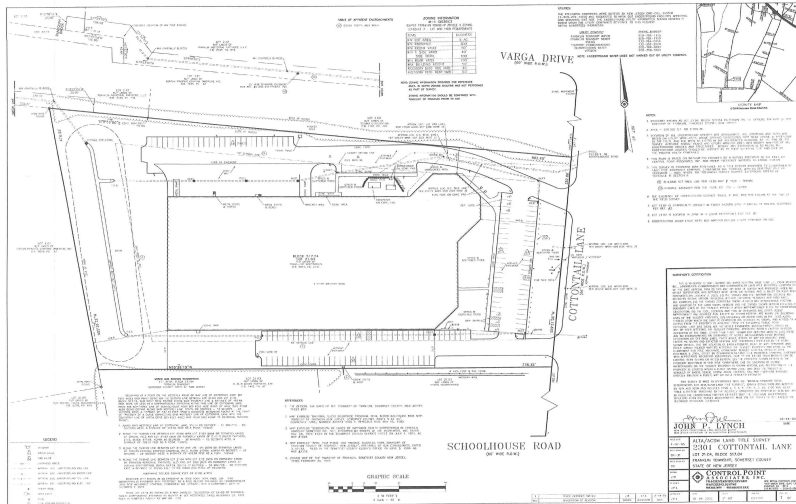


- 143,670 SF Single Story Industrial
- ±40,000 SF Office Space
- 26' Clear Ceilings
- 11 Tailgate Doors
- 1 Drive-in Door
- Zoning: M-1 Industrial
- Exterior Lighting
- Columns: 40' x 40'
- Utilities: Sewer, Water & Gas
- Built: 1986
- Parking: 170 Cars
- Sprinkler: Wet System
- Power: 2,000 Amps
- Heat: Gas Unit Heaters
- Acreage: 8.18 Acres
- Sale Price: Upon Request

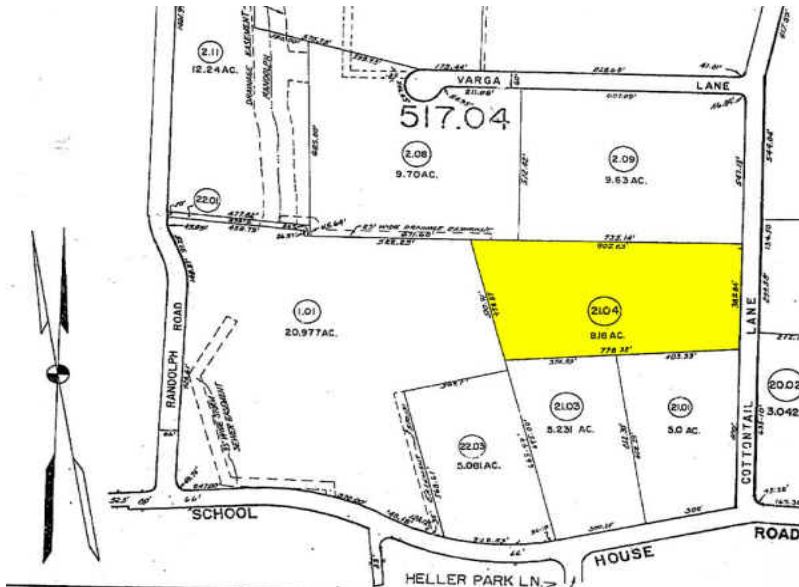


For further information and/or inspection please contact
Exclusive Broker:

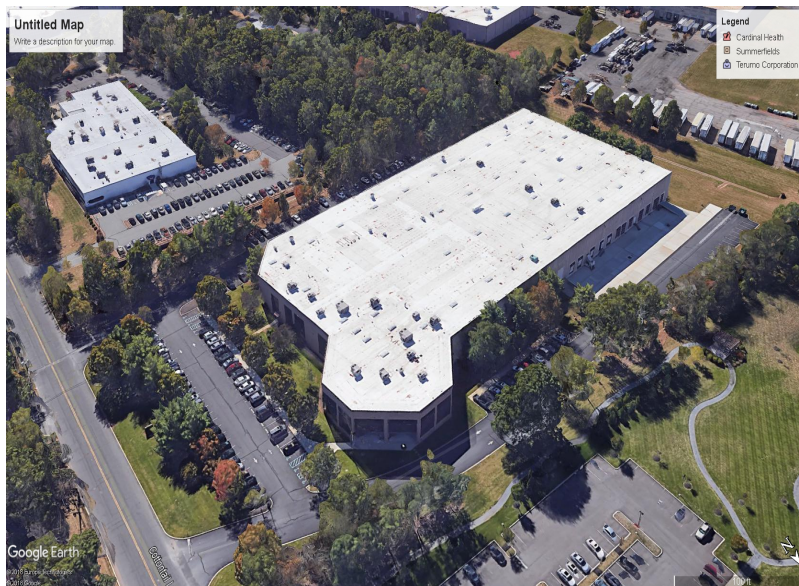
Thomas C. Nuara, Principal
Email: tnuara@resource-realty.com
Resource Realty of Central New Jersey
Cell: (908) 715-0595 Office: (732) 225-0300
Gary Green - Cell: (732) 915-3510



Site Plan



Tax Map



Aerial