



5 Canale Drive

Egg Harbor Township, New Jersey

RENTAL INCOME!

Property Description

- 45,000± SF industrial building
- 2,700± SF of office
- 42,260± SF plant/warehouse area
- Situated on 10± acres
- 23' clear ceiling height
- Loading:
 - Four (4) tailgates
 - One (1) 16' x 10' drive-in
 - One (1) 16' x 12' drive-in
- Heavy power: 1200 KVA, 440, 3 phase
- Heavy floor loading - 3,000 lbs/SF
- Security system
- Fully sprinklered
- Fully fenced lot
- Zoning: Warehouse, storage, distribution, manufacturing
- Taxes (2016): \$39,846

**12,000 SF section of the building
is currently leased, providing
\$60,000 per year in rental income**

Sale Price **\$1,100,000**

For more information:

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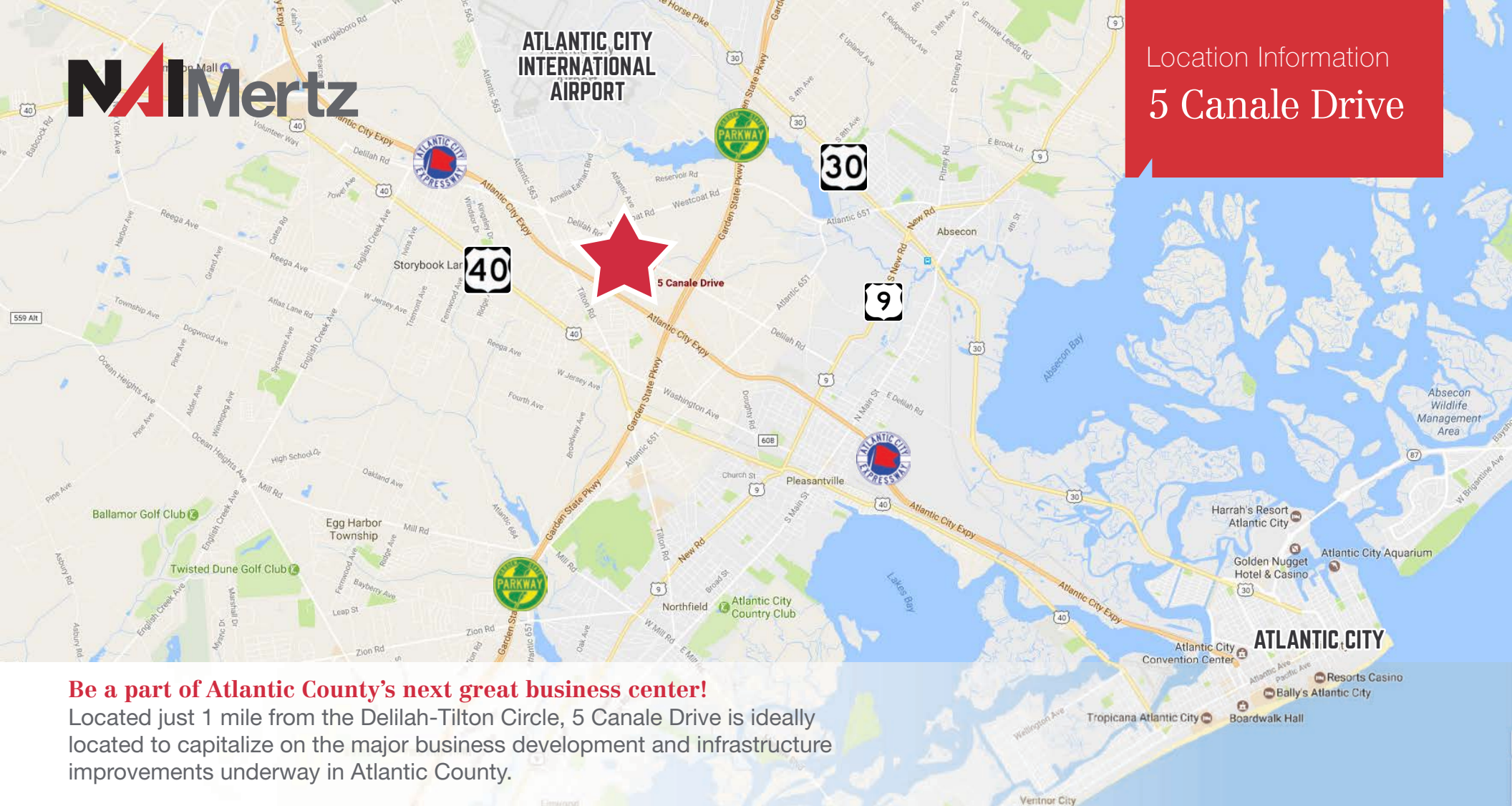
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ATLANTIC CITY
INTERNATIONAL
AIRPORT

Location Information
5 Canale Drive



Be a part of Atlantic County's next great business center!

Located just 1 mile from the Delilah-Tilton Circle, 5 Canale Drive is ideally located to capitalize on the major business development and infrastructure improvements underway in Atlantic County.

5 Canale Drive offers immediate access to both an International Airport and major highways - the Garden State Parkway and Atlantic City Expressway. It is an ideal location for all:

- Aviation suppliers & service providers
- Casino suppliers
- Distribution centers

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