10 Brass Castle Rd.

Washington, NJ 07882

Michael Bartolacci +1 610-866-7800 bartolacci@garibaldi.com Peter Blanchard +1 973-507-0363 blanchard@garibaldi.com

Garibaldi



11,591 SF Office Building for Sale

\$599,000

Summary

10 Brass Castle Road is a two-floor, 11,561 square foot multi-tenanted office building located just off Route 57 in Washington Borough of Warren County, NJ.

The Building is currently subdivided as a multi-tenanted facility for three separate tenants. The basement floor is finished as office space and storage. The building is well suited for office, medical office or back office use. Historically, the building has been used for these uses.

Currently, there is availability for an additional tenant within the building. The building is located just within the east end of the Borough and accessed via Brass Castle Rd. There are 45 on-site parking spaces located around the perimeter of the building with tenant access from the front and rear.



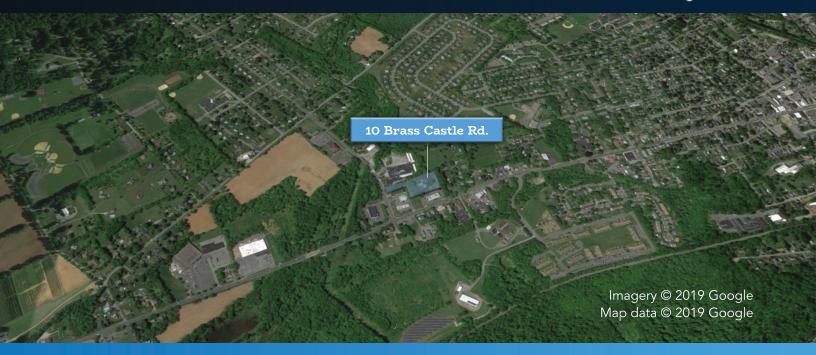


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Features

- Multi-tenant medical/office building in Warren County, NJ
- Located just inside the Borough of Washington, west of Town Center
- Built in 1976
- Situated on 2.45 acres
- Easily accessible from Route 57
- Currently subdivided for three separate tenants
- Public water/sewer
- Electric provided by JCP&L
- 45 parking spaces
- Large reception area provides access to suites
- 9,116 SF finished first floor office space
- B1 Zoning (Highway Business District)
- Taxes: \$3.85/SF

