



50 Clements Bridge Road

Barrington, New Jersey

Property Description

- 13,750± SF warehouse with office/retail space, 2 bedroom residential income property and empty lot available for sale
- Made up of multiple parcels to total 1.14± acres
- Warehouse: 13,750± SF total. Made up of two connected sections with 250± SF shop office. Skylights throughout, block building, steel and wooden trusts support. Sodium halide converted to fluorescent lighting. Not sprinklered.
 - **Section 1:** 9,030± SF, 19'6" ceiling height. Two (2) 19'11"w x 18'3"h drive in doors, one (1) 17'8"w x 13'10"h drive in door
 - **Section 2:** 1,311± SF, 19'6" ceiling height, one (1) 17'w x 12'h drive-in door
- Retail/Office section: 3,160± SF total. Retail section has 8'10" drop ceilings, office section has 7'10" drop ceilings. This section features 80' frontage on Clements Bridge Road with large windows facing out.
- Zoning: C1 - Central Commercial



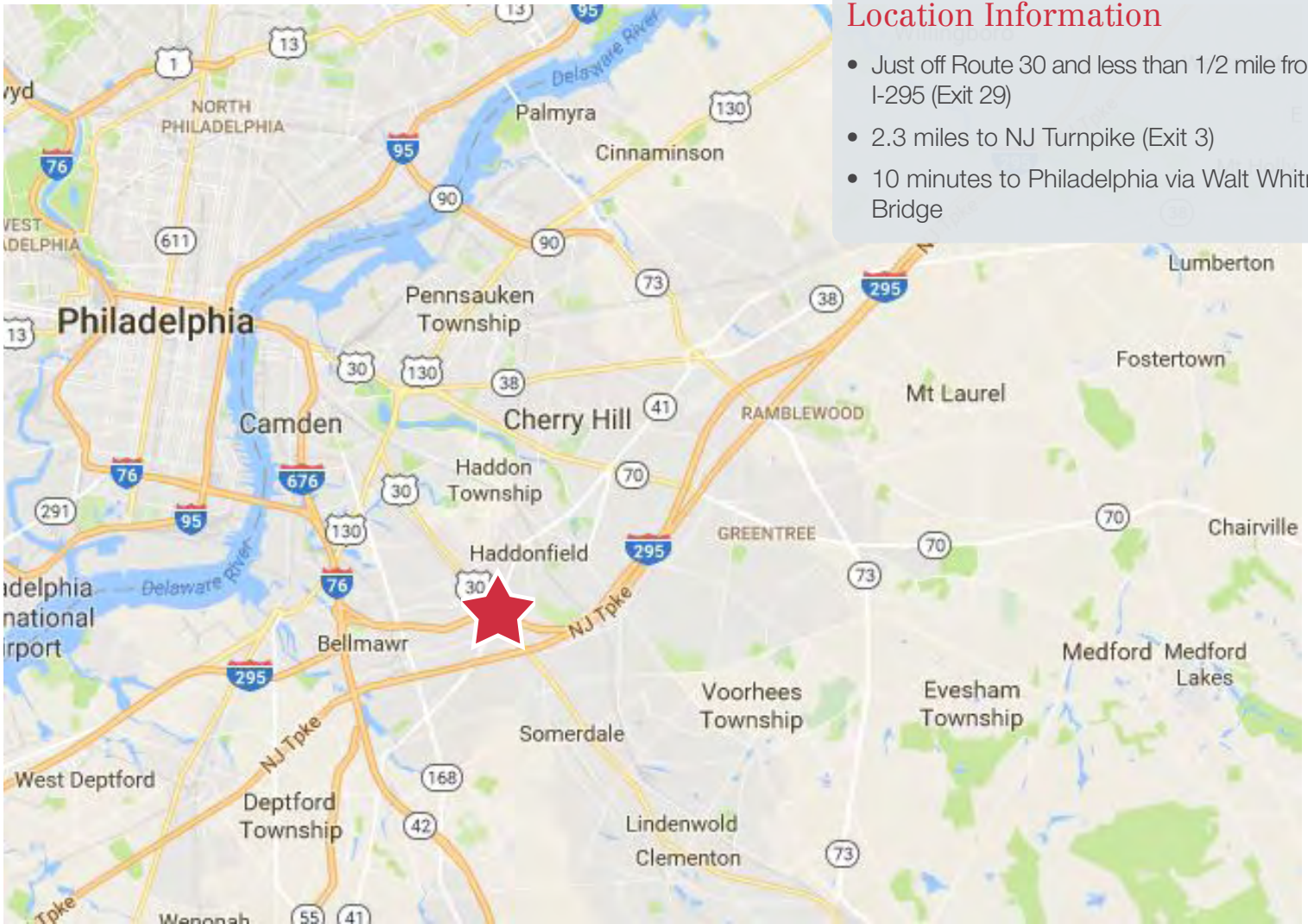
For more information:

Scott Mertz, SIOR

+1 856 802 6529 • scott.mertz@naimertz.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

21 Roland Avenue
Mount Laurel NJ 08054
+1 856 234 9600
naimertz.com



Location Information

- Just off Route 30 and less than 1/2 mile from I-295 (Exit 29)
- 2.3 miles to NJ Turnpike (Exit 3)
- 10 minutes to Philadelphia via Walt Whitman Bridge



For more information:

Scott Mertz, SIOR

+1 856 802 6529 • scott.mertz@naimertz.com

21 Roland Avenue
Mount Laurel NJ 08054
+1 856 234 9600

naimertz.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.