



**1345 ROUTE 38 | HAINESPORT | NJ**

**Wolf Commercial Real Estate**

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## Property Description

<b>Location</b>	1345 Route 38 Hainesport, NJ
<b>Size/SF Available</b>	+/- 10,000 SF
<b>Acres</b>	+/- 3.10 Acres
<b>Sale Price</b>	\$1,500,000
<b>Parking</b>	Ample parking
<b>Occupancy</b>	Available for immediate occupancy
<b>Signage</b>	Monument and suite signage
<b>Property Description</b>	<ul style="list-style-type: none"> <li>▶ New construction freestanding 10,000 square foot building located on 3.1 acres</li> <li>▶ Exterior fascia consisting of stone and decorative stucco, built on slab</li> <li>▶ Roof is a flat rubber roof with a 30-yr. warranty</li> <li>▶ Site is attractively landscaped with Belgian block curbing, decorative burms and a featured pond in the center courtyard</li> <li>▶ Trane HVAC package units. Gas-fired heat and electric air-conditioning</li> <li>▶ Monument sign depicting Building name and address at entrance of site. Suite plaque sign at main entrance.</li> </ul>

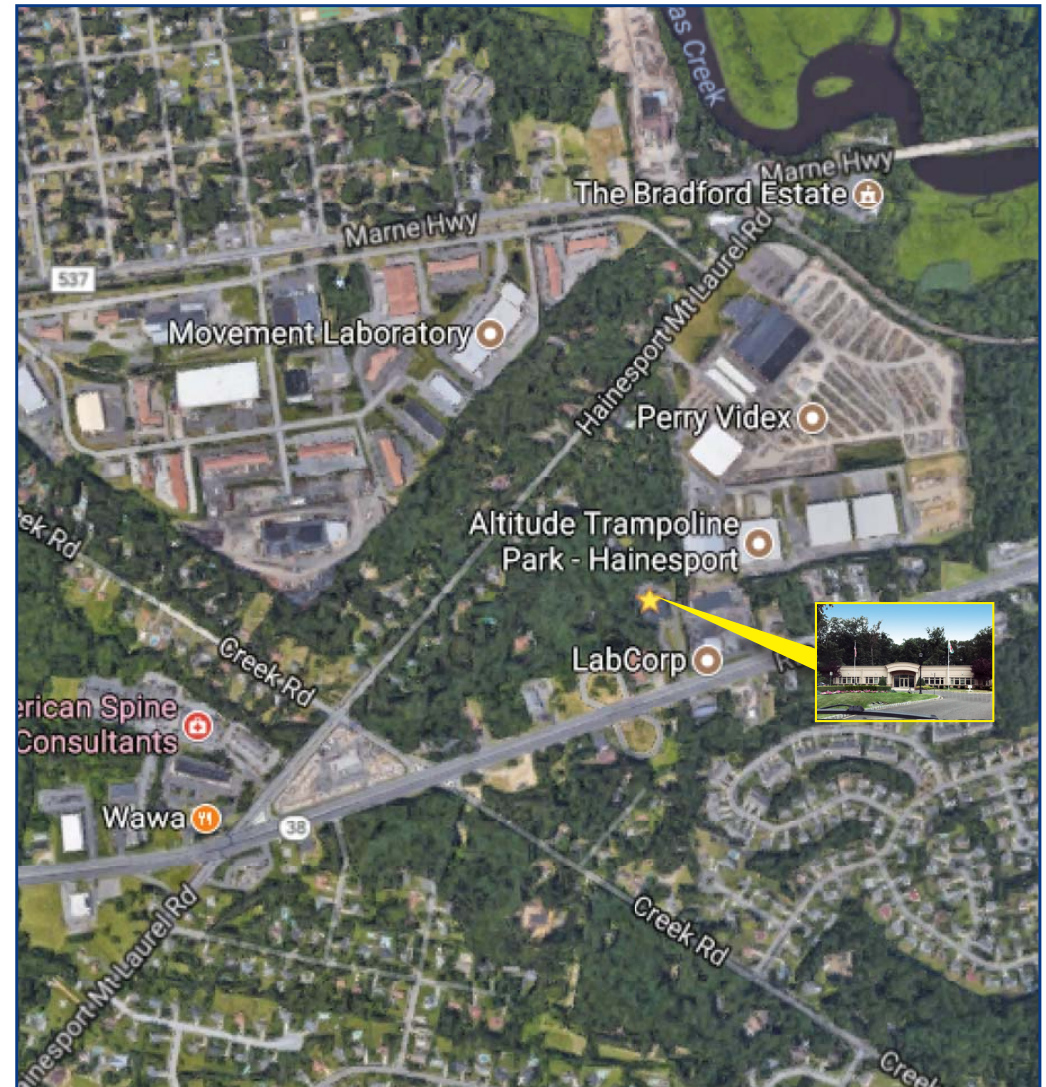
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