



Office/Shop For Sale or Lease

277 Shell Rd, Carneys Point Twp., NJ

Sale Price: \$229,900

Lease Rate: \$2,400 monthly, NNN

Building Size: 2,450+- SF

Lot Size: .20 Acres

Real Estate Taxes (2016): \$5,302

Key Facts:

- Three Spacious Offices totaling 700 +-SF
- Two Front Entrances
- 910+- SF of Heated Shop/Warehouse
- 225+- SF of Enclosed Upstairs Storage
- 304+- SF of Enclosed Downstairs Storage
- 12' Overhead Remote Door
- Fenced/ Paved Secure Parking Lot
- Two Exterior Sheds
- Prime Corner Location
- Easy access to Routes 295 & NJ Turnpike for commuting throughout Southern NJ, Delaware and Philadelphia regions



This 2,450+- SF office/shop/warehouse building is available for sale or lease and offers a prime corner location to open or relocate your existing business. The current footprint is comprised of three spacious offices offering separate entrances with the option to configure the layout to accommodate your own business operations. Office areas have been equipped with newer carpeting, hot water baseboard heating, florescent lighting, interior security system. The main shop area is approximately 910 SF and offers both upstairs (225+-SF) and downstairs (304+-SF) enclosed storage areas allowing options for customization to individual business practices. Shop/Warehouse amenities include a new overhead Dayton heater, 12 Ft Remote overhead door, a private restroom, gas hot water heater and warehouse work area with sink. Building is secured with heavy duty fencing around the paved parking lot, exterior flood/security lighting and allows interior access to two exterior sheds which are connected to the building. Strategically located in Carneys Point, a vibrant community in the heart of Salem County provides quick access to Route 295, the NJ Turnpike for commuting throughout the Southern New Jersey, Delaware, and Philadelphia regions.

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