

# 610-612 MERRICK RD

## FOR SALE | INDUSTRIAL/FLEX & RD



### PROPERTY SPECIFICATIONS:

BUILDING SIZE:	2,300 SF
AVAILABLE SPACE:	0 SF
OFFICE:	0
CEILING HEIGHT:	12'
HEAT:	
POWER:	0 AMPS
SEWER:	
SPRINKLERED:	WET
PARKING:	0
OCCUPANCY:	
ASKING LEASE PRICE:	\$ 0.00
ASKING SALE PRICE:	\$ 1,190,000.00
NUMBER OF LOADING DOCKS:	0
DRIVE INS:	3

### PROPERTY FEATURES

- -FULL GAS CONVERSION INCLUDING OIL TANK REMEDIATION
- -BRAND NEW; ROOFS (610 & 612), INTERIOR AND EXTERIOR LIGHTING, SIDEWALKS, GUTTERS, DRAINAGE,
- CAD 6 WIRING, 32 CAMERAS, GARAGE DOORS (2), EXTERIOR STUCCO AND STONE DETAIL, HVAC, BATHROOM, UPGRADED ELECTRIC, OFFICES & MEDIA ROOM
- -PRIVATE DRIVEWAY WITH PARKING FOR 6 VEHICLES.
- -OVER 23,000 VPD
- -DELIVERED VACANT
- -CAN BE PURCHASED SEPARATELY

#### FOR MORE INFORMATION CONTACT BOKERS:

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