

# For Sale

## 9 Veronica Avenue, Somerset



<b>TOTAL FOOTAGE:</b>	<b>12,000 +/- SF on 1.4 acres</b>
<b>OFFICE, RETAIL SHOWROOM &amp; AIR-CONDITIONED HI-TECH SPACE:</b>	<b>6,500 +/- SF (2,000SF leased out)</b>
<b>WAREHOUSE:</b>	<b>5,500 +/- SF, 22' clear, fully sprinklered</b>
<b>MEZZANINE STORAGE:</b>	<b>4,000 +/- SF (Not included in total footage)</b>
<b>LOADING:</b>	<b>1 Drive-in Door</b>
<b>POWER:</b>	<b>400 Amps, 3-Phase</b>
<b>ZONING:</b>	<b>M-2-Light Industry, Offices, Laboratories, etc.</b>
<b>REMARKS:</b>	<b>Unique property currently occupied by a wholesale/retail florist. Building and grounds are immaculate.</b>
<b>ASKING PRICE:</b>	<b>\$1,450,000</b>



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