

FOR LEASE: 27,000 +/- SQ. FT. WITH CRANES

*This property qualifies for the Federal Opportunity Zone, offering Tax Benefits
<https://nj.gov/governor/njopportunityzones/faqs/index.shtml>*

SALE POSSIBLE UPON REQUEST



MOTIVATED LANDLORD - REDUCED LEASE RATE

126 E. DICKERSON ST

DOVER, NJ 07801

Contact Exclusive Brokers

Jeff Fulton

Office (204) 38-1177

Mobile (201) 362-1015

jfulton@teamresourcesinc.com

Ed Schein

Office (201) 438-1177

Mobile (201) 841-1407

eschein@teamresourcesinc.com

Jason Levy

Office (201) 438-1177

Mobile (201) 665-2702

jlevy@teamresourcesinc.com

Eric Lewin

Office (201) 438-1177

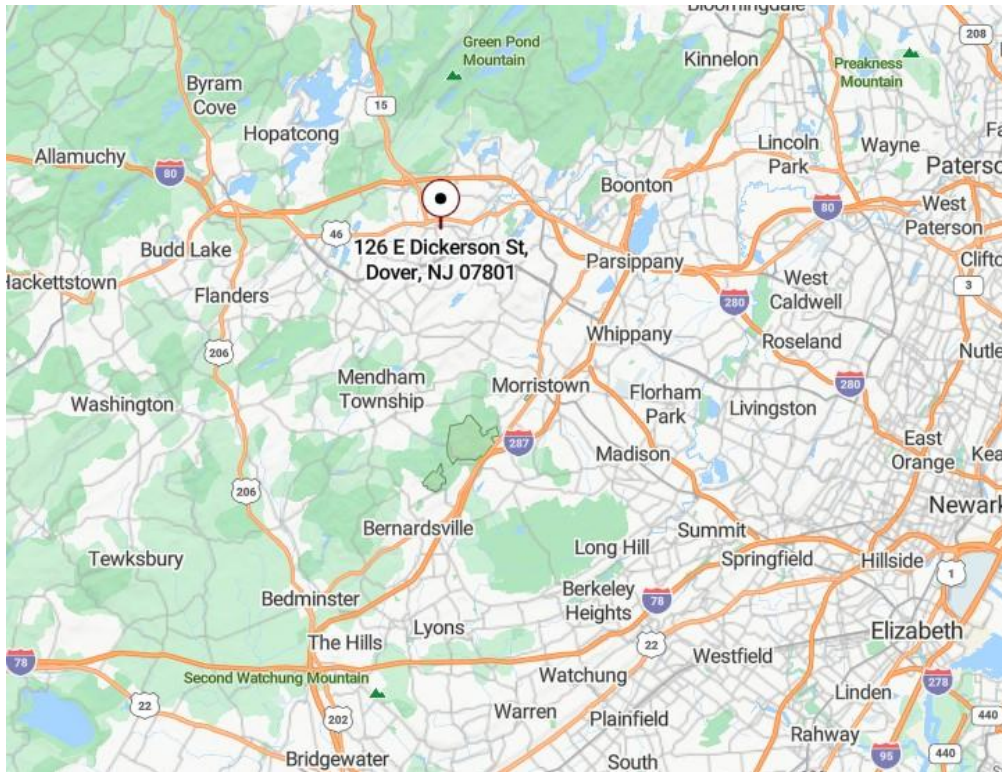
Mobile (201) 832-4569

elewin@teamresourcesinc.com



126 E DICKERSON ST // DOVER, NJ 07801

Team Resources is pleased to present 126 East Dickerson Street in Dover, NJ now available for lease. This property is situated in a well-established industrial zone near downtown Dover and just off Morris Street, offering prime access to local amenities and transit. Crane-equipped warehouse — ideal for manufacturing or heavy logistics. Exceptional access to rail and bus networks, + local commerce.



Property Description

Available Space:	27,000 ±sq. ft.
Building Size:	65,000 ±sq. ft.
Acreage:	5 ±acres
Office Space:	2,500 ±sq. ft. (6,000 ±sq. ft. total)
Ceiling Height:	23'- 34' ceilings
Loading Doors:	1 interior tailboard & 1 drive-in (16'x14')
Column Span:	wide columns
Parking:	ample car parking
Sprinklers:	wet
Power:	2,000 amps, 3p heavy
Cranes:	available
New Lease Rate:	\$16.00 \$14.75 psf Gross

Proximity to Major Roadways

- US Route 46 1± miles
- I-80 3± miles
- Route 287 10± miles

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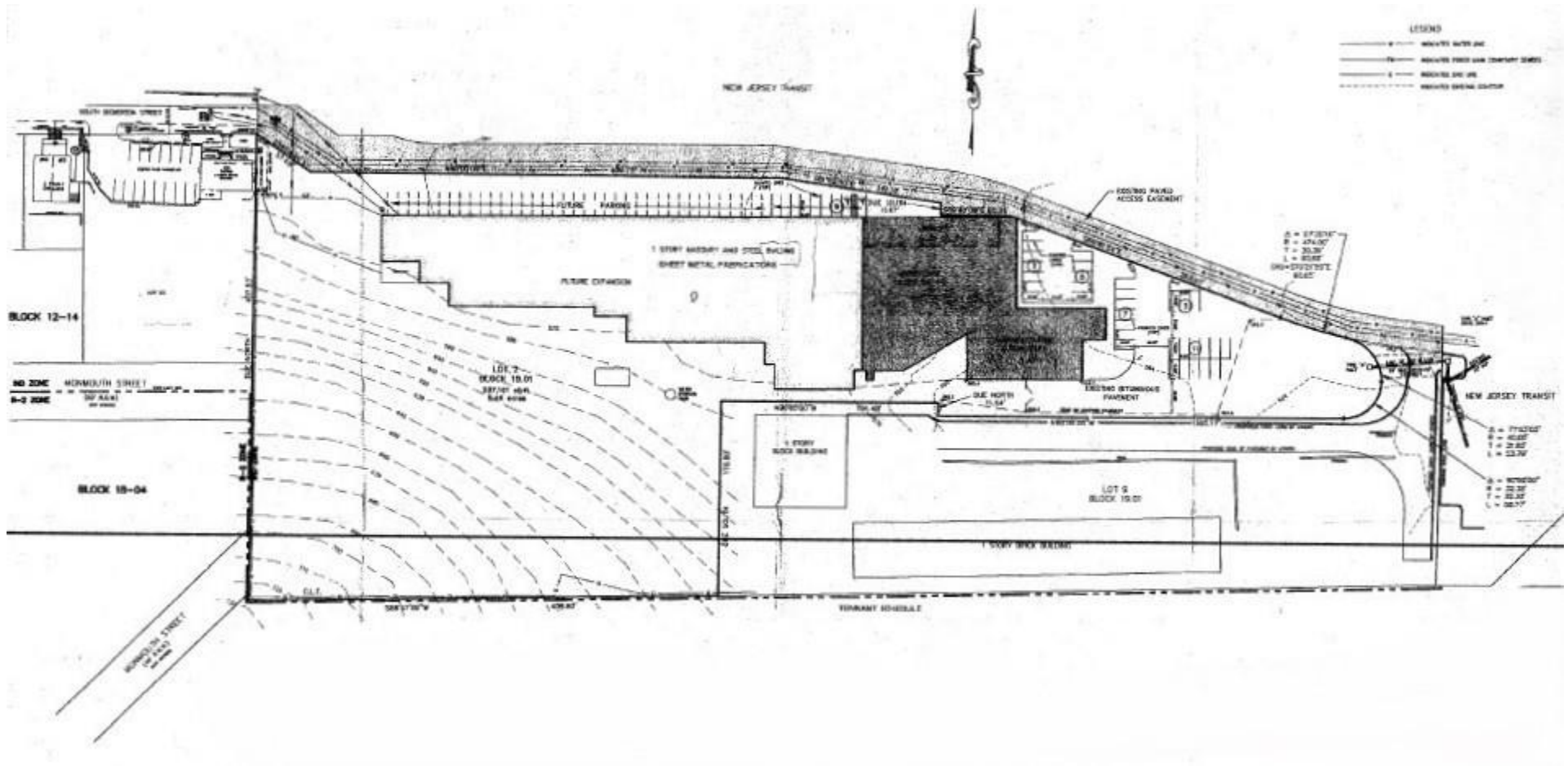
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