

Hill Refrigeration

Brownfields site number: 439

This site has the potential for success; it is surrounded by other successful businesses. Also, the buildings front an active and successful industrial park located directly across from a new supermarket. The site is easily accessible from US-1, I-195, and rail. Very Spacious---9 acres -- - ---Over 70,000 s/f---



The **transfer** of this site is negotiable

Price: Negotiable

Assessed Value: Other

Site Status: Available for Redevelopment

Location:

Trenton City
MERCER
362,350 PENNINGTON AVE
TRENTON CITY, NJ 08608

Owner Information

Owner - Municipality

City of Trenton-Dept. of Housing and Development
City Hall Annex
Trenton, NJ 08608
P: 609-989-3603
F: 609-989-4243
E: jcapasso@trentonnj.org

Authorized Representative

Taneshia Nash Laird
Director

Site Information

- **Current Zoning:** Industrial
- **Proposed Zoning:**
- **Copy of title insurance policy available:**
- **Development plan completed:**

Contact Person

Contact

Taneshia Nash Laird Taneshia Nash Laird
City of Trenton-Dept. of Housing and Development
Director

319 E. State Street
Trenton, NJ 08608
P: 609-989-3603
F: 609-989-4243
E: tlaird@trentonnj.org

Director

Current / Previous Operation

Current site usage

Inactive (out of use)

Description of current operations

None: Vacant Buildings (part of active industrial park)

Description of prior operations/site history

- **Market study completed:**
Yes

This site was previously utilized for the C.V. Hill Refrigeration Plant.

Property and Buildings

- **Property size in acres:** 9
- **Property size range:** 6 – 10
- **Land use or deed restriction(s) in effect:** No
- **Easement(s) in effect:** No
- **Number of buildings:** 1
- **Condition of buildings:** Poor to Fair
- **Square footage of all buildings:** 31,785 sq ft
- **Total building space:** 74,255 sq. ft.

Utilities

- **Public water available:** Yes
- **Electric available:** Yes
- **Gas available:** Yes
- **Public sewer available:** Yes
- **Telephone available:** Yes
- **Cable available:** Yes
- **Fiber optics available:** Yes

Transportation

Closest Major Highways

Interstate 295/95/195
4 miles from site

Closest Local Highways

Route 31
>1 miles from site

Closest Rail Line

Rail type: Commuter
NJ Transit/Amtrack, Trenton
2 miles from site

- **Traffic study completed:** No
- **Road Access:** 2-Lane
- **Waterfront access:** No
- **Airport access:** Yes
- **Public transportation access:** Yes

Financial and Government

Available incentives

- Low interest rates
- Designated Redevelopment Area
- Tax rebate or abatement
- Urban Coordinating Council Neighborhood
- Urban Enterprise Zone

Taxes

- **Tax certificate held:** No
- **Cost of annual property taxes:**
- **Tax lien in effect:** No
- **Other liens or judgments in effect:** No

Environment

- **Wetlands present:** No
- **Sensitive ecosystems or habitats present:** No
- **Endangered species present:** No
- **Historic or archaeological site present:** No
- **Located within 100 year flood plain:** No
- **Located within 500 year**

- **NJ Preliminary Assessment and Site Investigation (PA/SI) completed:**
PA: No SI: No
- **NJ Remedial Investigation (RI) completed:** Yes
- **Remedial Action Workplan (RAW) completed:** No
- **Site entered in State Voluntary Cleanup Program:** No
- **Site ever involved in environmental litigation:** No
- **Regulatory sign-off completed:**
Yes: ISRA non-applicability det. : AOC closure, CEA in effect. NFA on former USTs. Asbestos survey available.

flood plain: No

• **Copies of enviromental reports available:** Yes

• **Site is on the following list:**
UST

• **Remediation in progress:**
No

• **Estimated completion of remediation:**

Final Comments

Directly across from brand-new supermarket. Front buildings of successful small industrial park.