

Kramer Site

Brownfields site number: 435

This is a great opportunity to invest in a potentially profitable venture in the Capital City. The site provides 6.5 acres zoned for light industrial use. In addition, the site provides access to Rt. 1 with potential rail siding.



FORMER KRAMER SITE, TRENTON, NJ

The transfer of this site is negotiable

Price: Negotiable

Assessed Value: \$250,000 to \$1,000,000

Site Status: Available for Redevelopment

Location:

Trenton City
MERCER
637 N OLDEN AVE
TRENTON CITY, NJ 08608

[View map to this site](#)

[MapQuest map of this site](#)

Owner Information

Owner - Municipality

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

Authorized Representative

Taneshia Nash Laird
Director

Contact Person

Contact

Taneshia Nash Laird
City of Trenton Dept. of Housing & Develop.
Director

City Hall Annex
Trenton, NJ 08608

P: 609-989-3603
F: 609-989-4243

E: tlaird@trentonnj.org

Director

Site Information

• **Current Zoning:** Industrial

• **Proposed Zoning:**
Industrial

• **Copy of title insurance policy available:** No

• **Development plan completed:** No

• **Market study completed:**
No

Current / Previous Operation

Current site usage

Inactive (out of use)

Description of current operations

None

Description of prior operations/site history

Prior to the City of Trenton's acquisition of this property, the site operated as a foundry and machine shop; stone and gravel operation; automobile tire and tube manufacturing; and clothing manufacturing.

Property and Buildings

- **Property size in acres:** 6.5
- **Property size range:** 6 – 10
- **Land use or deed restriction(s) in effect:** Yes
- **Easement(s) in effect:** No
- **Number of buildings:** 0
- **Condition of buildings:**
- **Square footage of all buildings:**
- **Total building space:**

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

US Route 1 / Interstate 195
0.2 miles from site

Closest Local Highways

Olden Avenue
0.0 miles from site

Closest Rail Line

Rail type: Commuter And Freight
NJ Transit/Conrail, Trenton
Adjacent/1.31 (commuter)
miles from site

- **Traffic study completed:** No
- **Road Access:** 4-Lane
- **Waterfront access:** No
- **Airport access:** Yes
- **Public transportation access:** Yes

Financial and Government

Available incentives

- HDSRF grants
- HDSRF loans
- Designated Redevelopment Area
- Tax rebate or abatement
- Urban Enterprise Zone

Taxes

- **Tax certificate held:** Yes
- **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

- **NJ Preliminary Assessment and Site Investigation (PA/SI) completed:**
PA: Yes SI: Yes
- **NJ Remedial Investigation (RI) completed:** Yes
- **Remedial Action Workplan (RAW) completed:** Yes
- **Site entered in State Voluntary Cleanup Program:** Yes
- **Site ever involved in environmental litigation:** No
- **Regulatory sign-off completed:**
No: Completion of remediation expected for 2005. Deed notice will be required.

- **Located within 500 year flood plain:** No
- **Copies of enviromental reports available:** Yes
- **Site is on the following list:** State Program
- **Remediation in progress:** Yes
- **Estimated completion of remediation:** Saturday, December 31, 2005

Final Comments

The site is well located for industrial or commercial use Proposed sale price: NEGOTIABLE