



Multi-unit Investment Opportunity

8 Industrial Pky, Ringwood, NJ 07456



Loren Ware

Crown Staple & Supply LLC

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Multi-unit Investment Opportunity

\$3,150,000

Industrial Investment Opportunity in Ringwood, NJ

Located in a quiet and private industrial setting, this versatile industrial building offers three separate legal units—perfect for an owner-occupant seeking their own space while generating rental income from the other two units. Each unit features its own private entrance and loading dock door, providing flexibility and convenience for multiple tenants or in-house operations.

Strategically positioned just 10 minutes from Route 17 and I-287, the property offers excellent regional access: only 20 minutes to Montebello, NY, 25 minutes to Monroe, NY, and 15 minutes to Mahwah, NJ. This property combines privacy, functionality, and a strong location for industrial operations or investment...

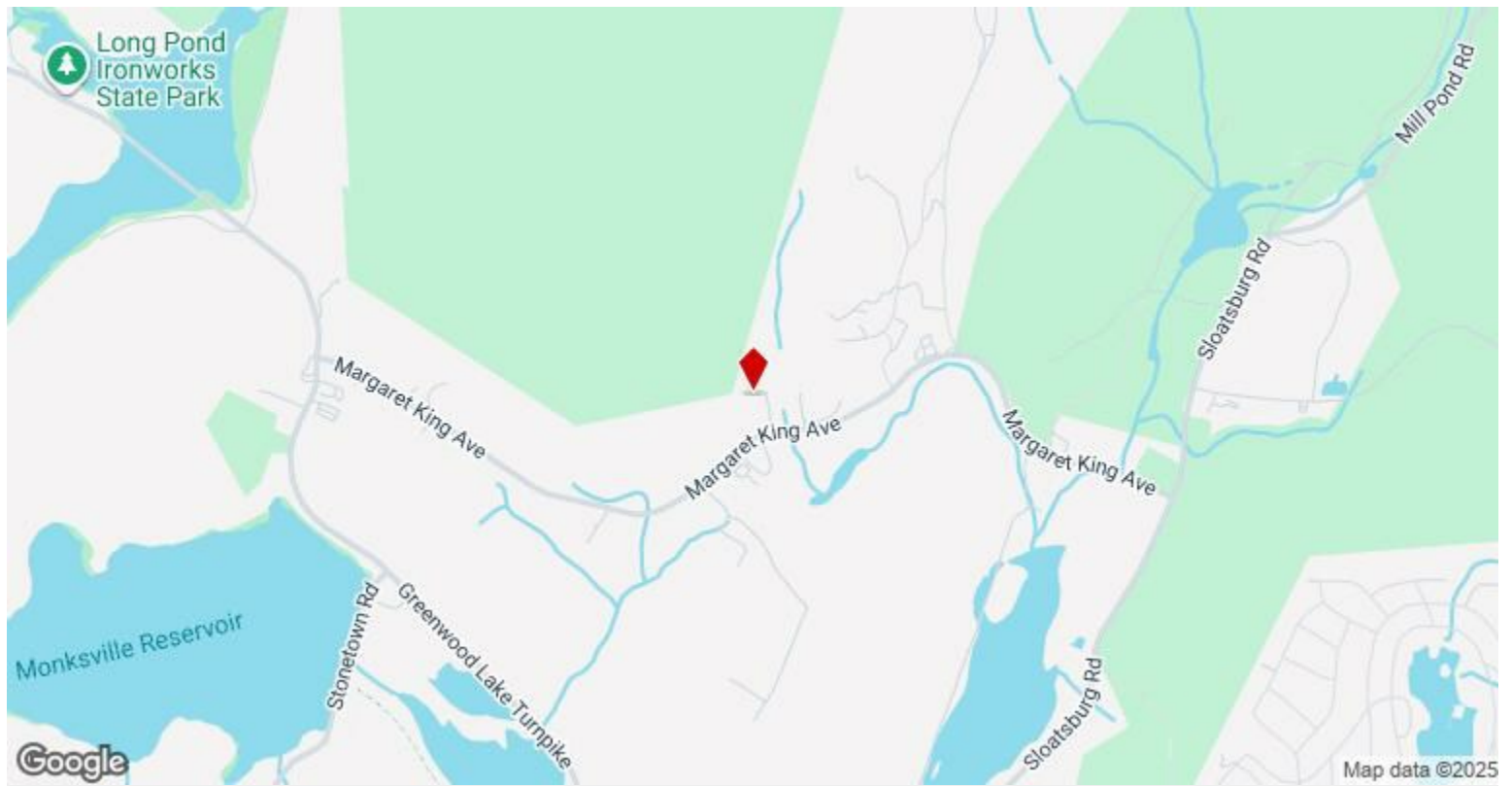
- Very quiet and private
- Room for expansion
- Large Property



Price:	\$3,150,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Owner User
Lot Size:	4.20 AC
Gross Building Area:	12,600 SF
Rentable Building Area:	12,600 SF
No. Stories:	1
Year Built:	1993
Parking Ratio:	1.27/1,000 SF
Clear Ceiling Height:	18 FT
No. Dock-High Doors/Loading:	3
Zoning Description:	0
APN / Parcel ID:	11-00601-0000-00012-03

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Crown Staple & Supply LLC	-	

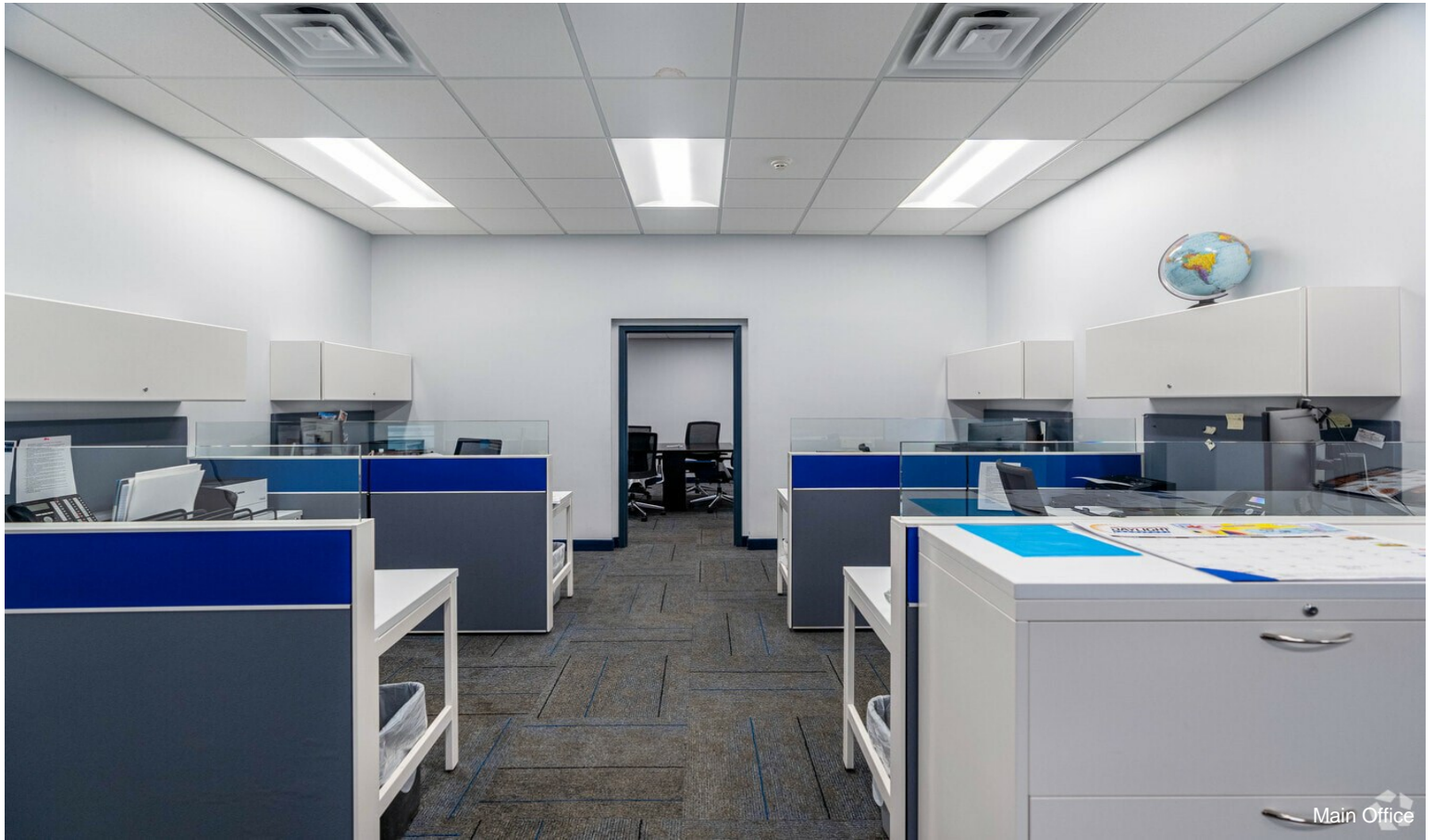


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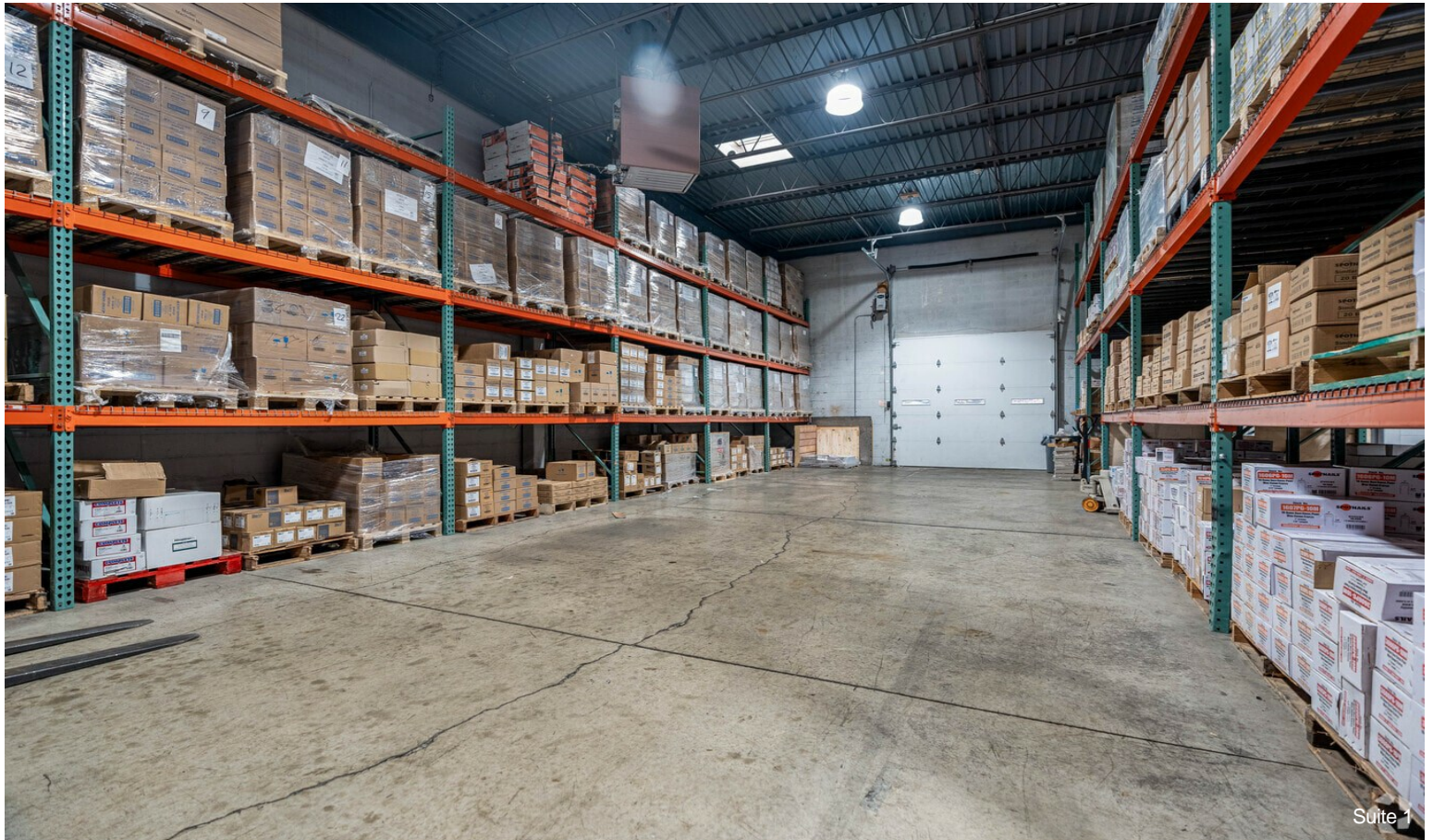
Property Photos



Property Photos

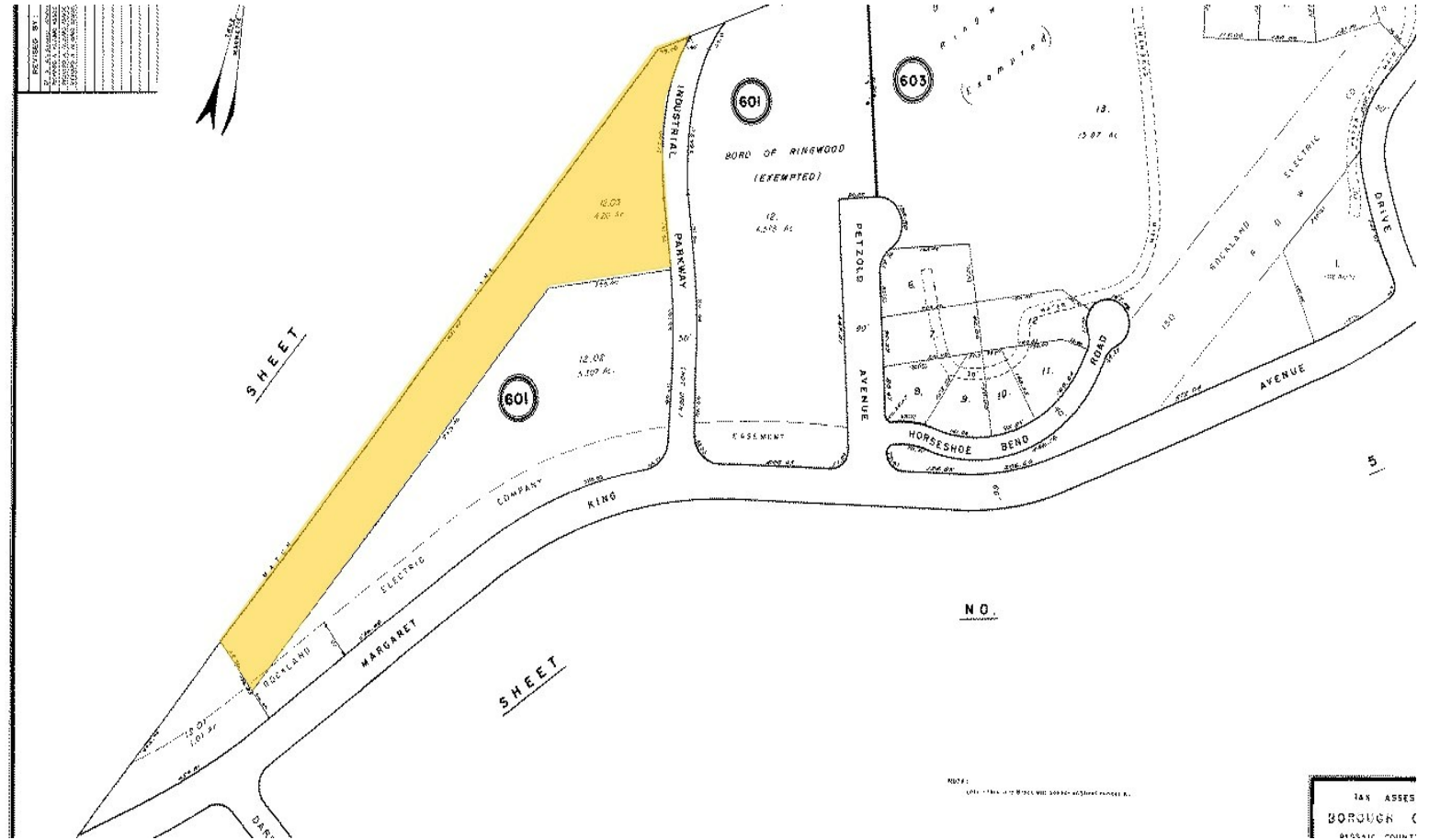


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