

FOR SALE/LEASE

48 Industrial W. Clifton, NJ
\$4,100,000/\$14.75 NET



Gramercy Real Estate Services, LLC
16 South Ave W. PMB 124, Cranford, NJ 08016



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, measurements, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. This correspondence is subject to errors, omissions, updates or withdrawal without prior notice.

SPECIFICATIONS:

- 15,360 SF
- 14' Ceiling height
- 2 Loading docks
- 1 Drive in door
- Wet sprinkler
- Ample parking
- 800 amp power
- Newer roof (4 yrs)
- Fully air conditioned
- Taxes \$38,000
- Close to Route 3, Route 46, Route 80 and Garden State Parkway

For Additional Information:

Shaya Grosinger

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