

FOR SALE OR LEASE

293-309 MARSHALL ST.
PATERSON, NJ



Lipa Goldman

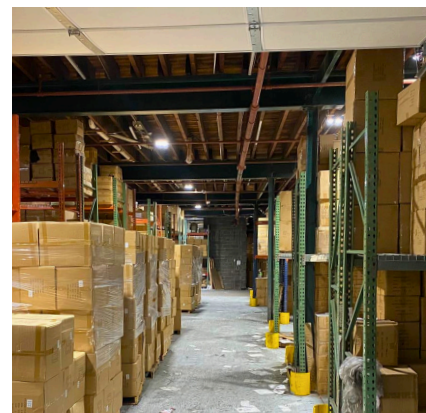
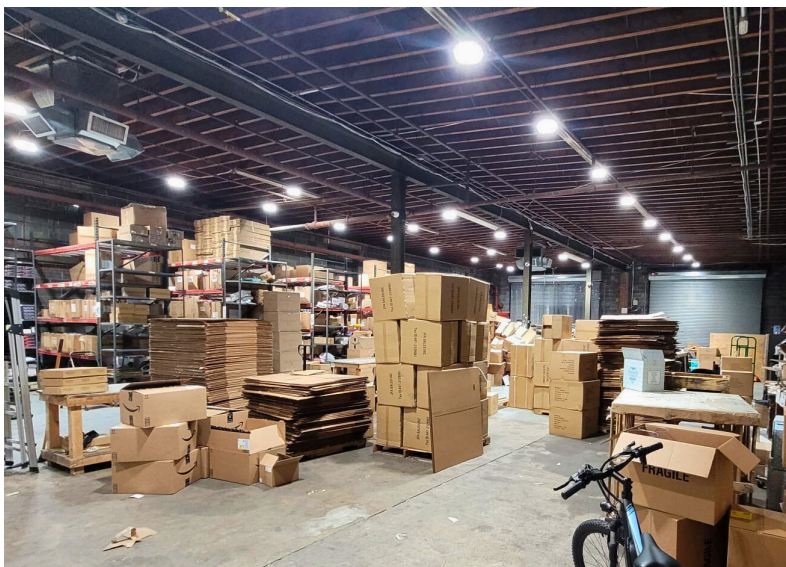
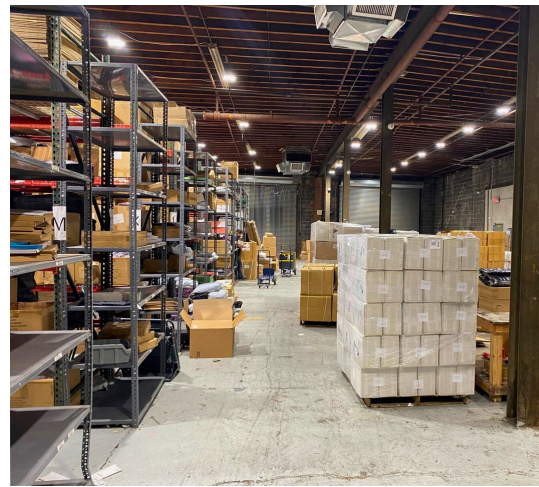
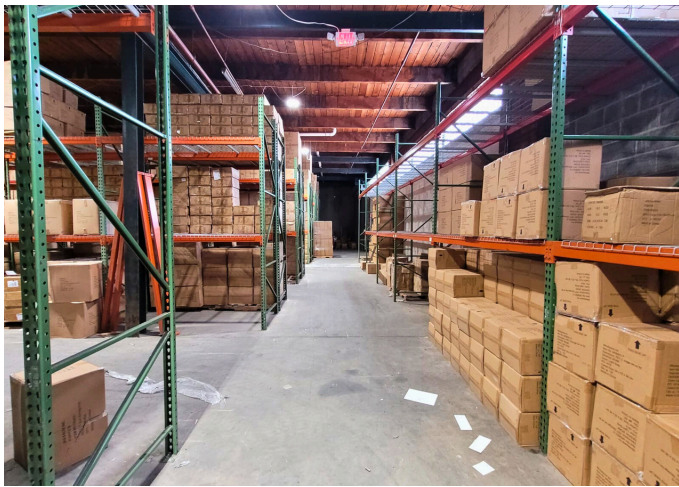
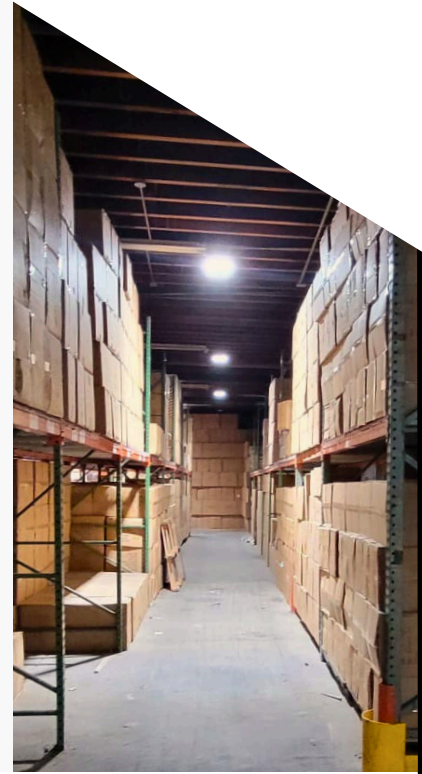
Commercial Realtor

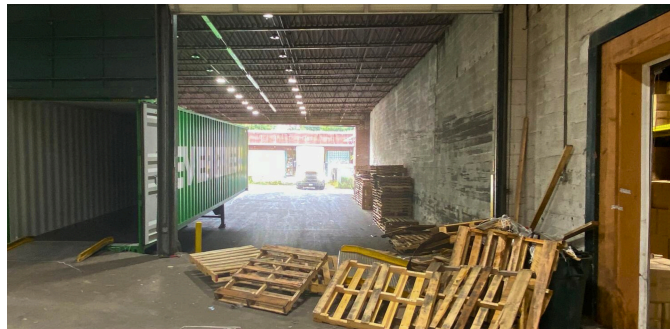
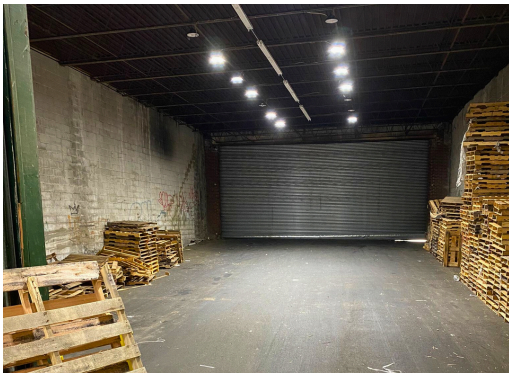
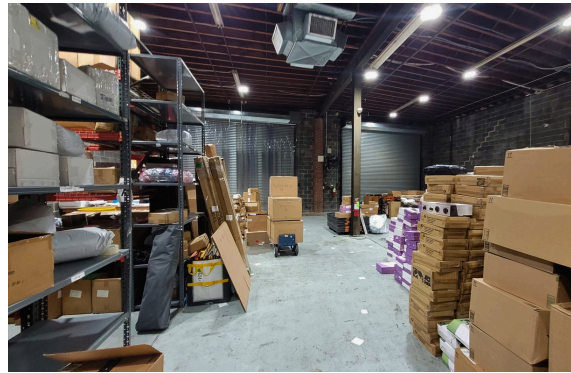
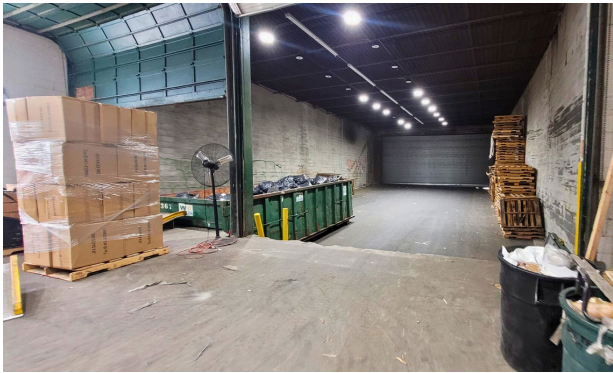
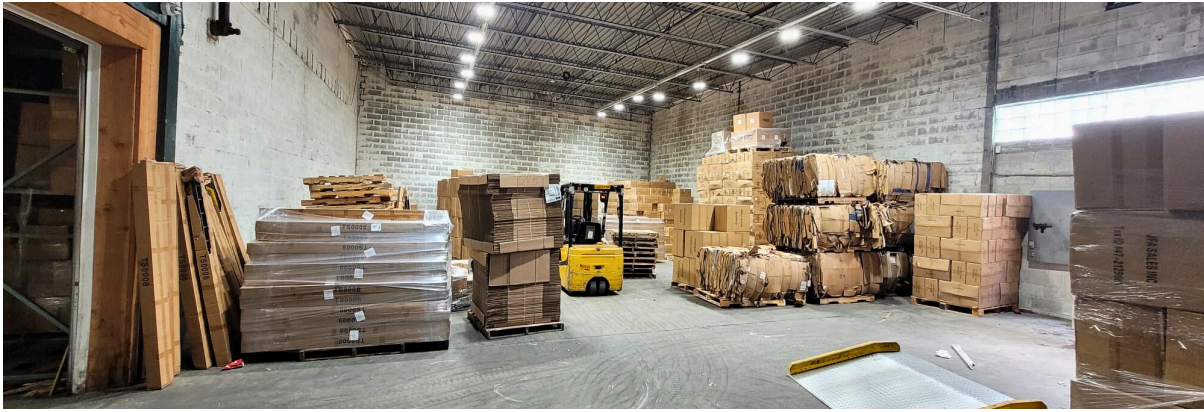
(845) 274-7451 cell

(732) 898-3400 office

Lipa@goldstonerealty.com

This property offers a versatile 38,000 square foot warehouse space with easy access to major highways. This adaptable property features two interior loading docks, four drive-in doors, and a clear ceiling height of 15'-19'. Equipped with a security system and existing shelving, this space is ready for immediate use. The property is divisible from 2,800 square feet up to the full 38,000 square feet, offering flexibility for various business needs.





Highlights

- ▶ 38,000 Sq. Ft.
- ▶ 15'-19' Ceiling Height
- ▶ 2 Interior Loading Docks
- ▶ 4 Drive-In Doors
- ▶ Dry Fire Sprinklers
- ▶ Camera/Security System
- ▶ Shelving Racking in Place
- ▶ Divisible from 2,800 SqFt - 38,000 SqFt
- ▶ I-1 Industrial Zoning
- ▶ Property Taxes - \$63,000
- ▶ Taxes & CAM - \$1.90/SqFt

