



LEE & ASSOCIATES

INDUSTRIAL BUILDING FOR SALE

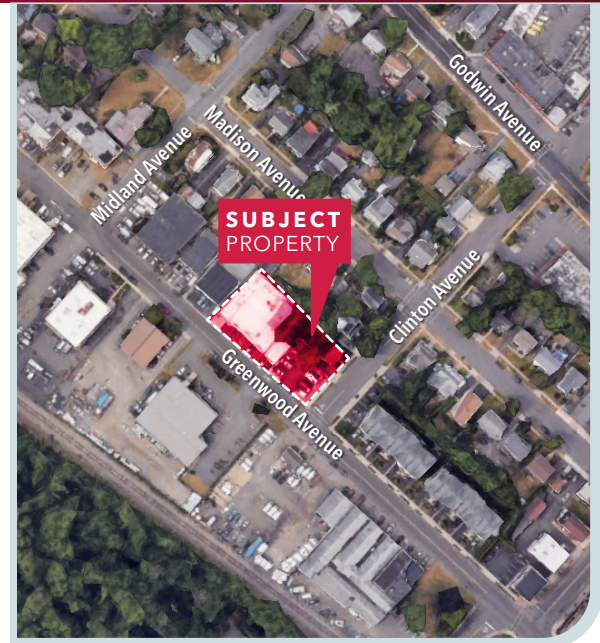
268 Greenwood Avenue, Midland Park, NJ 07432

±10,000 SF



PROPERTY OVERVIEW

BUILDING SF:	±10,000 (Entire Building Available)
OFFICE SF:	±1,500 (Conference Room + Bullpen)
ASKING PRICE:	Please Inquire (Sale-Leaseback Opportunity Available)
OCCUPANCY:	Immediate Availability
OPEX:	\$5.06 PSF
CEILING HEIGHT:	11' Clear
DRIVE-IN:	2
PARKING:	7-8 In-Front, ±8 Additional in Private Lot
SPRINKLER:	Wet
ELECTRICITY:	400 Amps
COMMENTS:	<ul style="list-style-type: none"> • Small Bay Functionality • Strong Parking (Big selling point) • Clean, Turnkey Office • Owner-User / Contractor Type Use



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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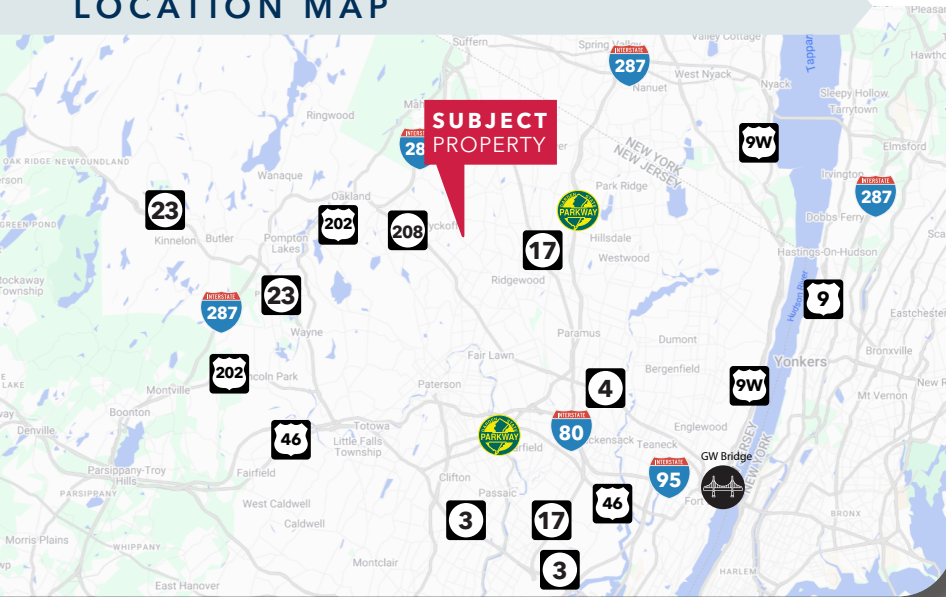
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LOCATION MAP



- Route 208: 1.5 miles
- Route 80: 8.9 miles
- New Jersey Turnpike: 16.7 miles
- G.W. Bridge: 17.6 miles

PROPERTY PHOTOS



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