



## Investment Property for Sale

405 Railroad Avenue

EAST RUTHERFORD, NJ 07071

**Building Size:** +/-5,500 SF Fully Leased

**Sale Price:** \$1,150,000

**Location:** In close proximity to Routes 17 and 80

**Detail:**

- Industrial flex building
- Current tenant is a restoration company
- Larger warehouse area with 11.5 foot ceilings
- Space includes gym, bar / recreational area, and a large office suite
- Three half baths and one full bath
- One loading dock
- Parking on site for six vehicles and access to street parking

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Exclusive Broker

**Weichert** | Commercial Brokerage, Inc.

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### Photos



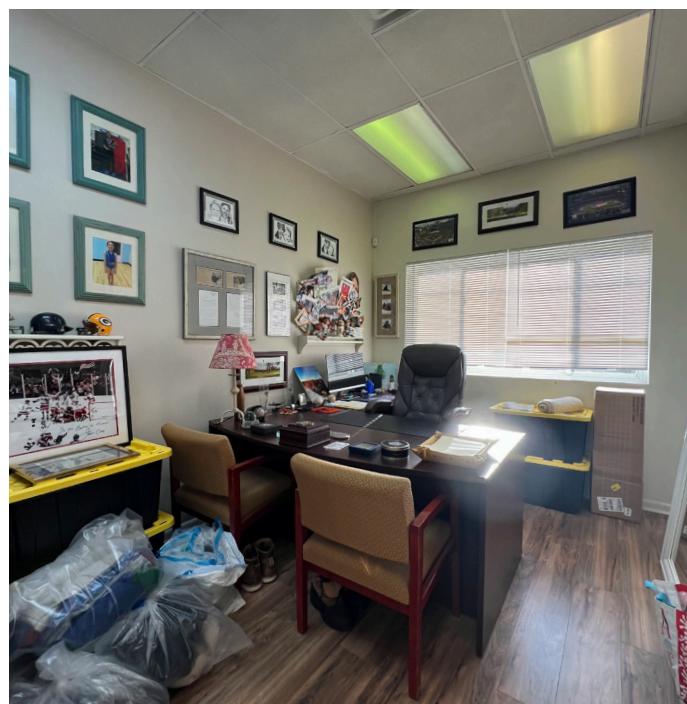
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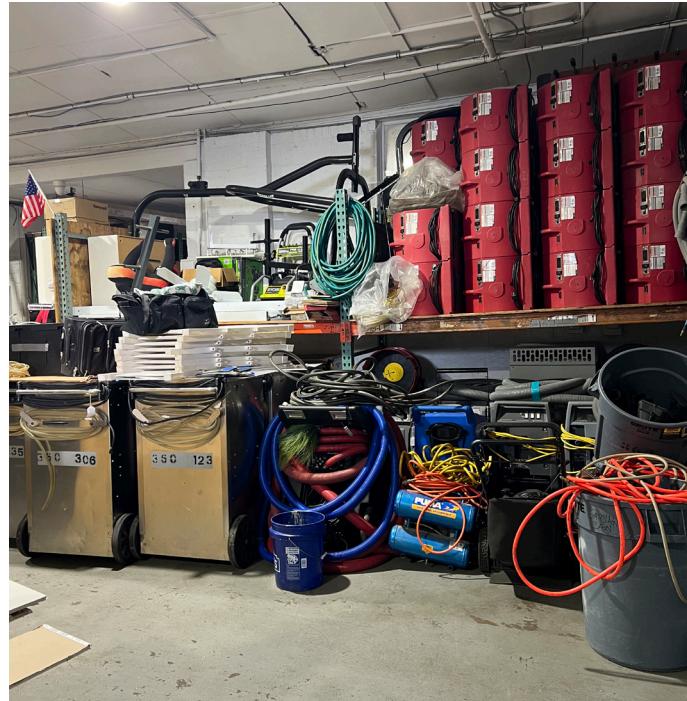
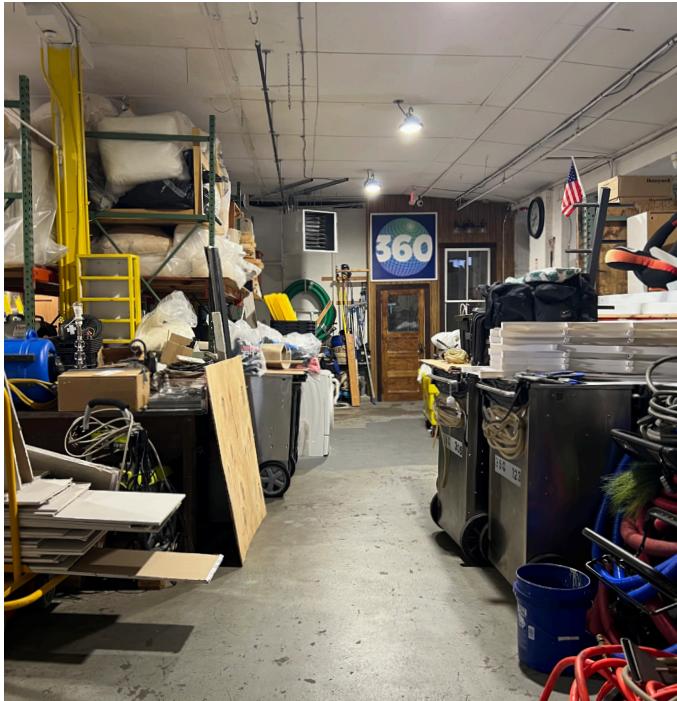
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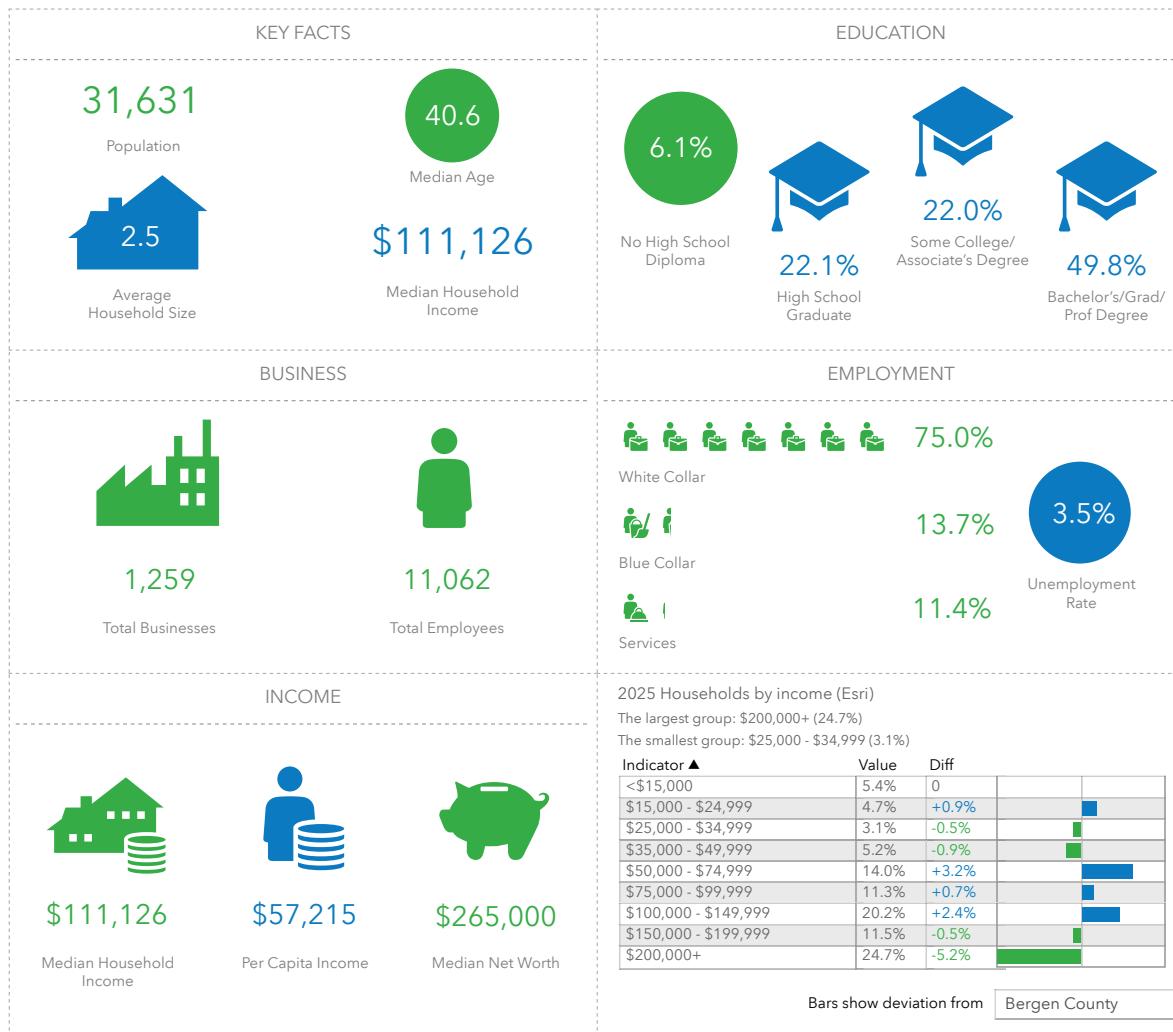
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## Key Facts



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