

18 W. Passaic Street
Rochelle Park, NJ

FOR SALE ± 8,200 SF FLEX BLDG
AVAILABLE NOW 3,500 SF (OFFICE)



CONTACT LISTING AGENT!

Building Highlights

- 24/7/365 Access,
No Blue Law Restrictions
- Executive Covered Parking
- Separate HVAC
- Elevator
- Fire Suppression
- Furniture Available
- Monument Signage
- Located near the interchange of Routes 4,
17, & GSP.

PROPERTY SUMMARY

Address	18 West Passiac Street
Municipality	Rochelle Park
County	Bergen
Tax Class	4A (Commercial)
Block	87
Lot	1.02
Building Size (SF)	±8,200
Office (SF)	±3,500
Warehouse (SF)	±1,200
Parking Spaces	20 Covered, Additional Parking Outside

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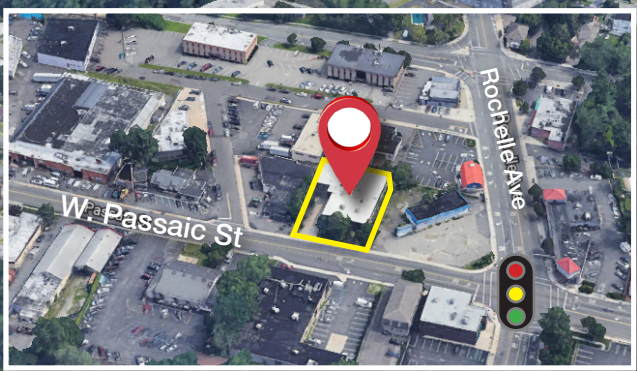
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

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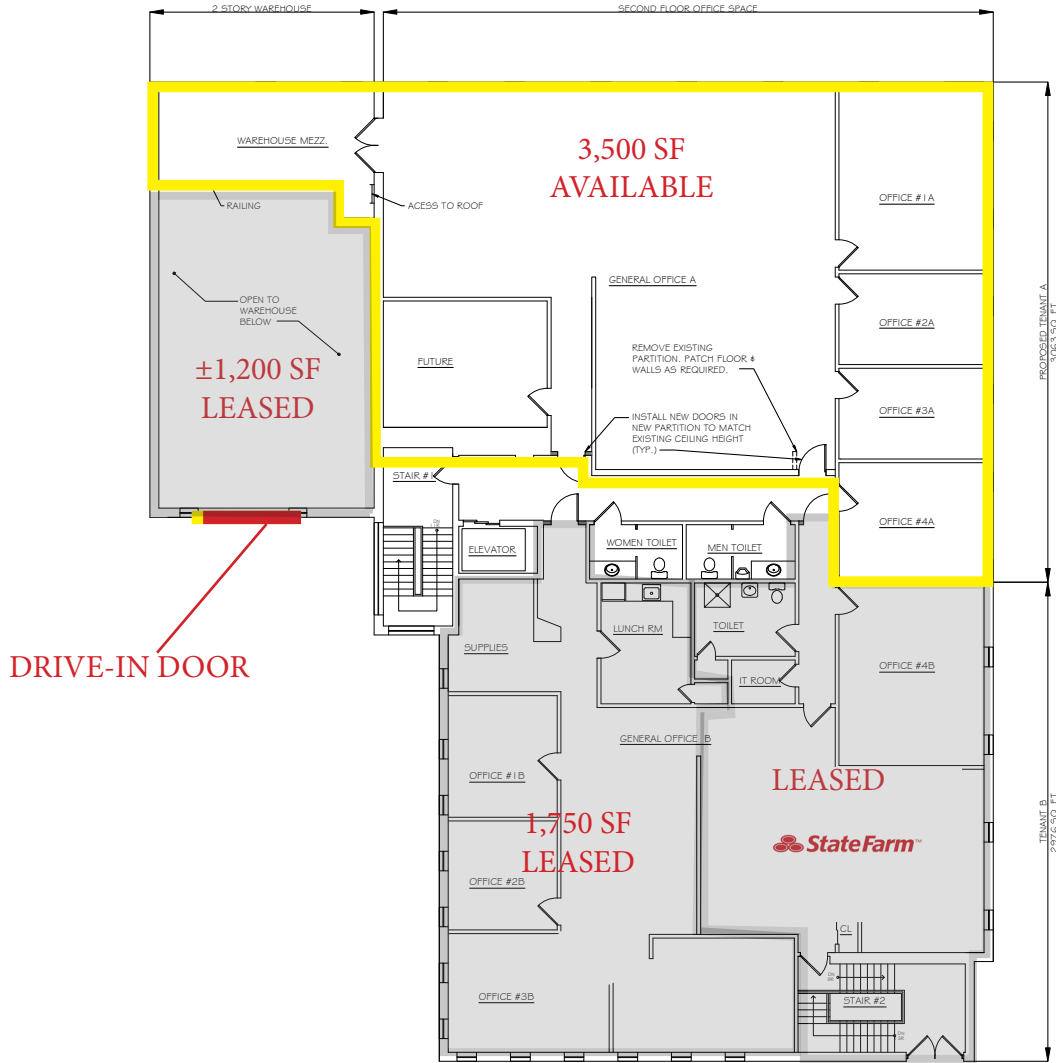
AERIAL VIEW & HIGHWAY MAP



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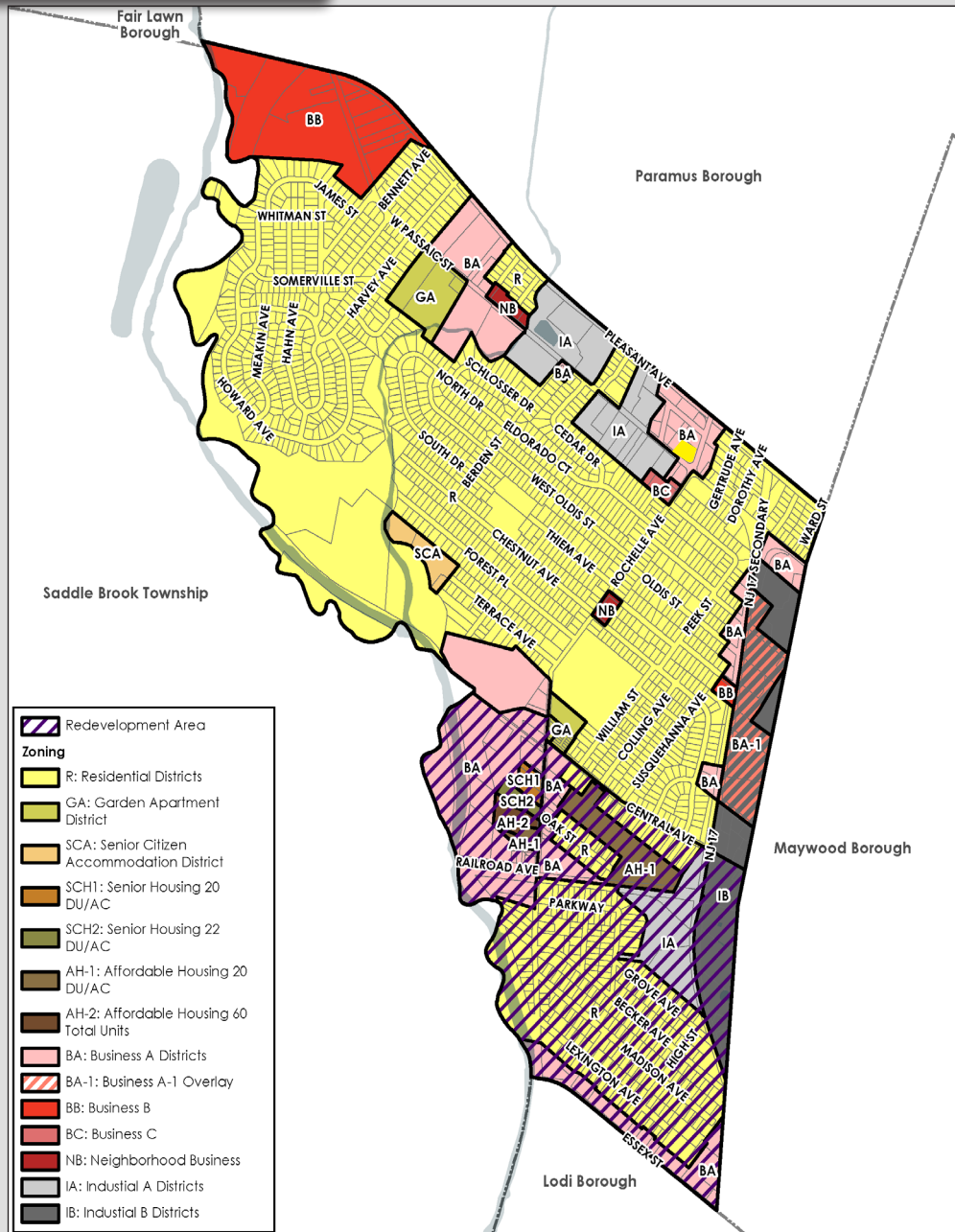
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2 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

- LEGEND
- ALL NEW DOORS TO BE SOLID CORE W/ ADA COMPLIANT HARDWARE
 - ALL NEW PARTITIONS TO BE PRIMED AND PAINTED

- LEGEND
- EXISTING PARTITIONS TO REMAIN
 - - - - - EXISTING PARTITION TO BE REMOVED: PATCH FLOOR & WALLS AS REQUIRED TO MATCH NEW FINISHES.
 - ▬ NEW 3 5/8" 25 GA METAL STUDS 1 6" OC W/ 1/2" GWB EA. SIDE TO 6" (MIN) ABOVE CEILING



[CLICK HERE FOR MORE INFORMATION](#)
(BA) BUSINESS A DISTRICT

