



## Commercial Building for Sale or Lease

145 Main Avenue

CLIFTON, NJ

**Building Size:** +/-12,720 SF

**Available Space:** +/-12,720 SF  
+/- 9,000 SF on ground floor  
+/-3,720 SF of offices on second floor

**Sale Price:** Call for pricing

**Lease Rate:** \$16.25 PFS NNN

**Location:** Just off Route 3 and close to Route 21, New Jersey Turnpike and the Garden State Parkway

**Features:**

- New roof and HVAC units to be installed
- New Led Lighting to be installed
- 38 Parking spaces
- Large Drive in Door (14' wide x 11".5" high) and Tailboard Loading
- 400 Amps, 3-Phase power
- 12' to 13' ceiling height

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**David R. Williams**

Senior Vice President

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1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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## Photos



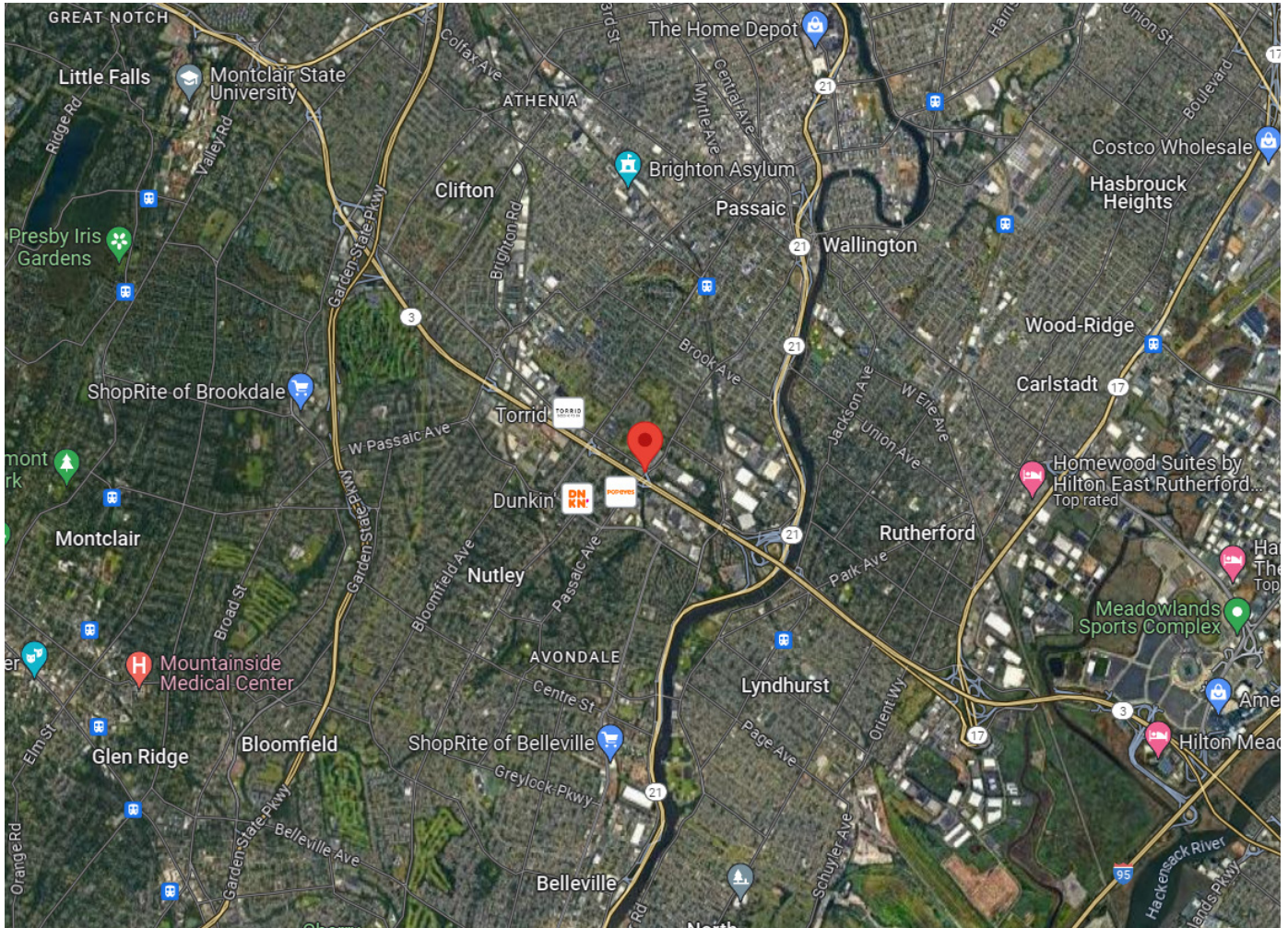
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## Aerial



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## Key Facts

