

235,215 SF | 11.82 AC INDUSTRIAL BUILDING

FOR SALE

1 LISBON ST, CLIFTON, NJ 07013

SUBJECT SITE
BUILDING 235,215 SF

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TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

WWW.TEAMRESOURCESINC.COM



1 LISBON STREET, CLIFTON, NJ 07013

PROPERTY DESCRIPTION

Team Resources, as exclusive agent, is pleased to present **1 Lisbon Street**, a 235,215 square foot well-maintained industrial property located within the established Clifton industrial corridor. Situated on approximately 11.82 acres, the site features a durable concrete, masonry, and steel super-structure designed to accommodate a wide range of industrial, logistics, and distribution users.

The property has benefited from multiple capital improvements, with renovations completed in 2014 and 2021, including warehouse flooring polished in 2020, exterior upgrades, and modernized building systems. Clear ceiling heights range from 16 to 26 feet, providing strong operational flexibility.

Loading and access are a key strength, with 20 loading dock doors, including several recently installed, and 4 drive-in doors. The site is further supported by 158 on-site parking spaces and efficient circulation for trucks and deliveries.

The building offers heavy power capacity (5,000 amps, 3-phase, 4-wire), ESFR fire protection, gas-fired HVAC systems, and upgraded lighting throughout. Zoned M-2 General Industrial, the property allows for a broad range of industrial uses, including warehousing, distribution, manufacturing support, and related operations.



BUILDING SPECS



Structure:	Concrete, masonry, and steel super-structure; warehouse flooring renovated/polished in 2020
Exterior:	Painted CMU with sidewalks and exterior fencing repaired/replaced in 2020
Interior:	Office: drop ceilings, private/open layouts; Warehouse: painted CMU block
HVAC:	Office: four RTUs with gas-fired package heating & radiators; Warehouse: suspended gas-fired units
Electrical:	5,000 Amps 3 Phase 4 Wire (renovated 2020)
Fire & Life Safety:	Wet sprinkler system with electric fire pump (2014) & ESFR Unit (E) installed 2020
Lighting:	Fluorescent office/common areas; LED warehouse lighting with motion sensors
Drainage:	Stormwater drains to underground system discharging to dry pond (north portion)
Utilities:	Gas/Electric: PSE&G; Water: Passaic Valley Water Commission; Sanitary: City of Clifton; Storm: onsite retention basin
Flood Zone:	Zone X – not in a special flood hazard area

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235,215 SF

Building SF

11.82 Acres

Total Land Area

158 Car Spaces

Parking

20 Loading
Docks
and 4 Drive-In
Doors

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FLOOR PLAN



KEY COLOR MAP:

	60,046 Sq. Ft.		29,710 Sq. Ft.
	59,908 Sq. Ft.		380 Sq. Ft.
	37,771 Sq. Ft.		21,834 Sq. Ft.
	25,946 Sq. Ft.		9,915 Sq. Ft.

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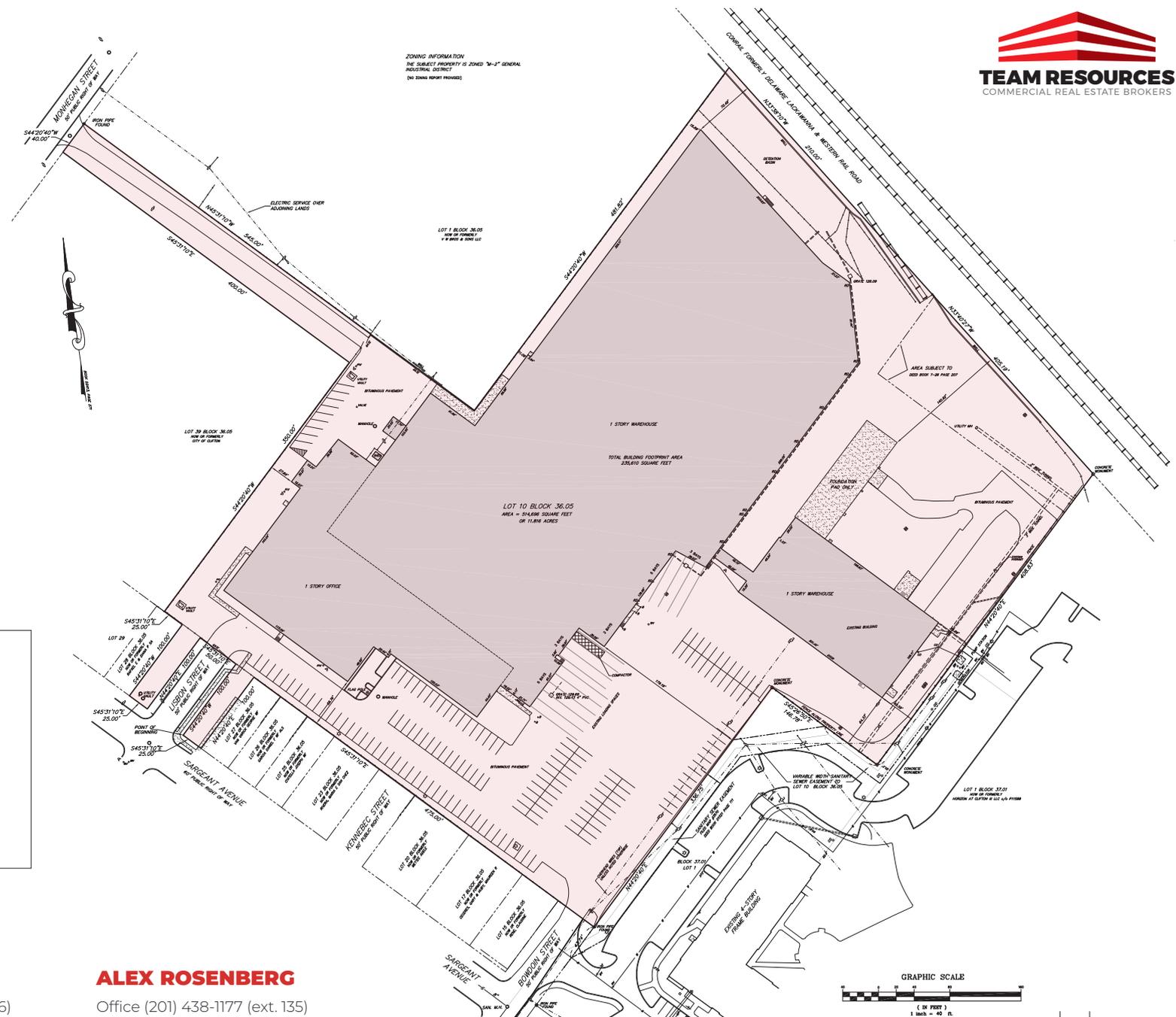
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SITE PLAN



KEY PROPERTY FEATURES:

Lot Size: 11.82 acres

Available Space: See **FLOOR PLAN** on page 4

Ceiling Heights: 16'– 26' clear

Loading: 20 dock doors, plus 4 drive-in doors

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LOADING AND ACCESS

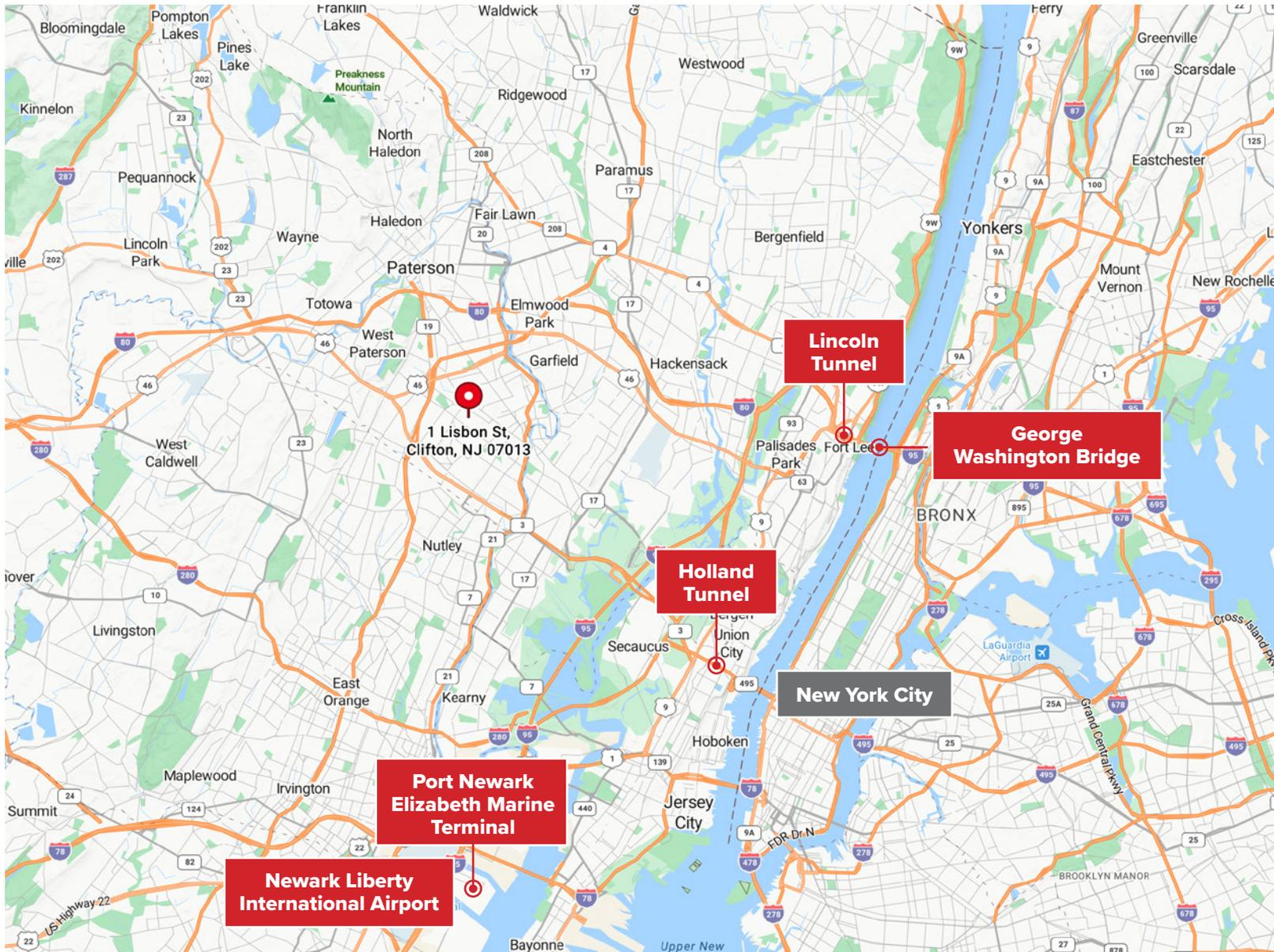


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INTERIOR PHOTOS



LOCATION MAP



KEY MAP

DRIVING TIME

New York City	~15 miles southeast
George Washington Bridge	~17 miles east
Lincoln Tunnel	~16 miles southeast
Holland Tunnel	~17 miles southeast
Newark Liberty International Airport	~12 miles south
Port Newark-Elizabeth Marine Terminal	~14 miles south