



EVERGREEN
Commercial Real Estate

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1037 Route 46 East – Suite 204
Clifton, New Jersey 07013
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Presenting Exclusive Listing
Route 3 East South Service Road
EAST RUTHERFORD, NEW JERSEY

Land Area:	3.8798 Total+/- Acres 1.9098 Wet Lands
Frontage:	380 Foot Frontage
Topography:	Flat Grade with slight drop from road level
Location:	South Service Road Entering the Meadowlands Sports Complex. Block 108.4 Lot 4
Access:	East or West Bound Route 3 Entrance to Sports Complex.
Current Use:	Vacant
Zoning:	19:4-5.33 Planned Residential Zone Includes Hotel & some Commercial uses.
Sale Price:	\$4,900,000.00
Contact:	Douglas Balduini Vice President 973-332-0518 Cell doug@evergreencommercial.com e-mail

All information deemed reliable, not guaranteed subject to your due-diligence