

**FLEX SPACE FOR SALE OR LEASE**  
**628-630 GROVE ST.**  
IRVINGTON, NJ 07111



## PROPERTY OVERVIEW

**BUILDING SF:** 9,200 SF

**AVAILABLE SF:** 7,000 SF (3,500 Ground Level, 3,500 Basement)

**ASKING PRICE:** \$1,100,000

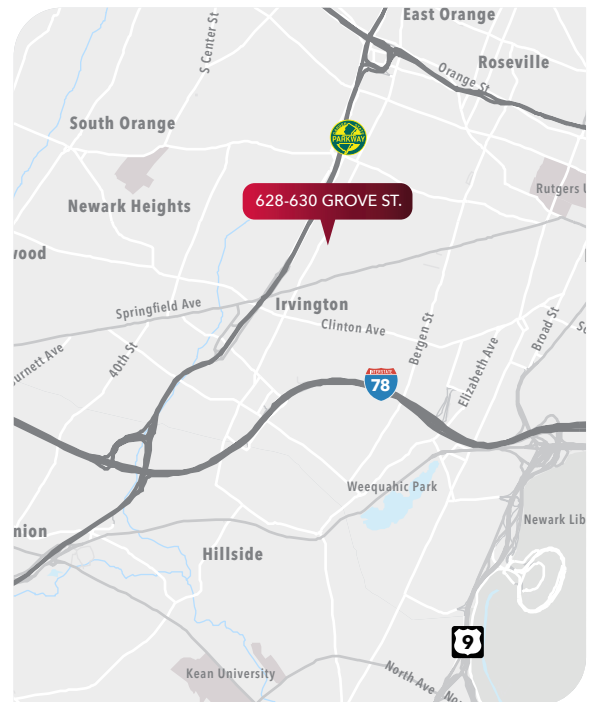
**ASKING RATE:** \$15/NNN

**AMENITIES:**

- Open Floor Plan
- Two Bathrooms
- Private Office
- Curb Cut-Out for Loading
- Multiple Entrances

**LOCATION:**

- 0.25 Miles to Garden State Parkway
- 3 Miles to Interstate 78
- Densely Populated Area with 242,407 Resident



## FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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**BUILDING PHOTOS**



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