



Industrial Building for Sale or Lease

44 Stockman Street

WEST ORANGE, NJ

Available Space: +/- 6,973 SF

1st Floor: +/- 6,573 SF

2nd Floor: +/- 400 SF

Sale or Lease: Call for pricing

Location: Easy Access to Routes 280, 10, Garden State Parkway, I-95

Features:

- Renovated 2023
- Corner lot • Block 8, Lot 1
- Acreage: 0.268 Land • Desc: 55' x 203'
- Warehouse ceiling height: 12'-14'
- Main warehouse - new epoxy floor
- 3 Drive-in doors - 2- 14' doors, 1 - 12' door (1 of the 14' doors has electric Liftmaster)
- Overhead crane
- 3-Phase, 200 AMPS • LED Lighting
- Zoning R-M
- Offices, break room, two restrooms, New HVAC on 2nd floor
- On-site parking: +/- 20 parking spaces
- Utilities: City water & sewer • Natural gas heat
- Monument signage
- Taxes: \$26,401.35

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Exclusive Broker

Weichert Commercial
Brokerage, Inc.

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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Interior Photos



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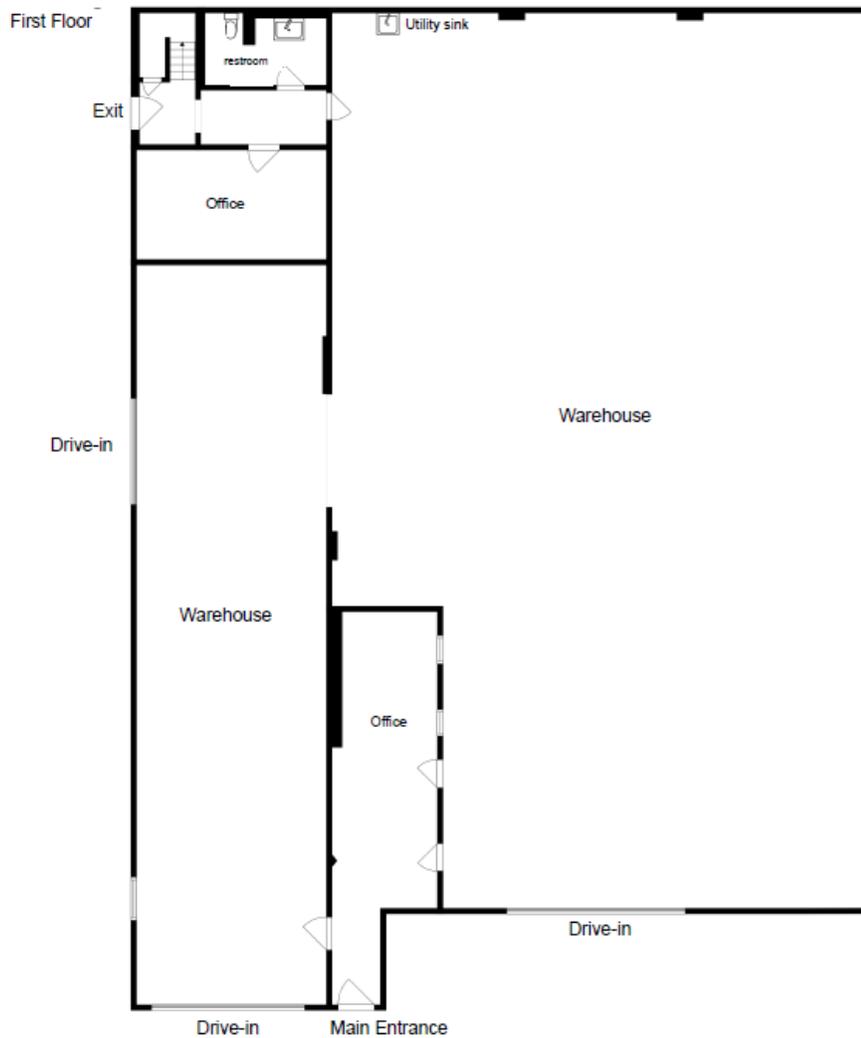
Floor Plan



44 Stockman Street, West Orange, NJ 07052

Floor Plan

+/- 6,973 TSF - First Floor: +/- 6,573 SF
Second Floor: +/- 400 SF



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Aerial



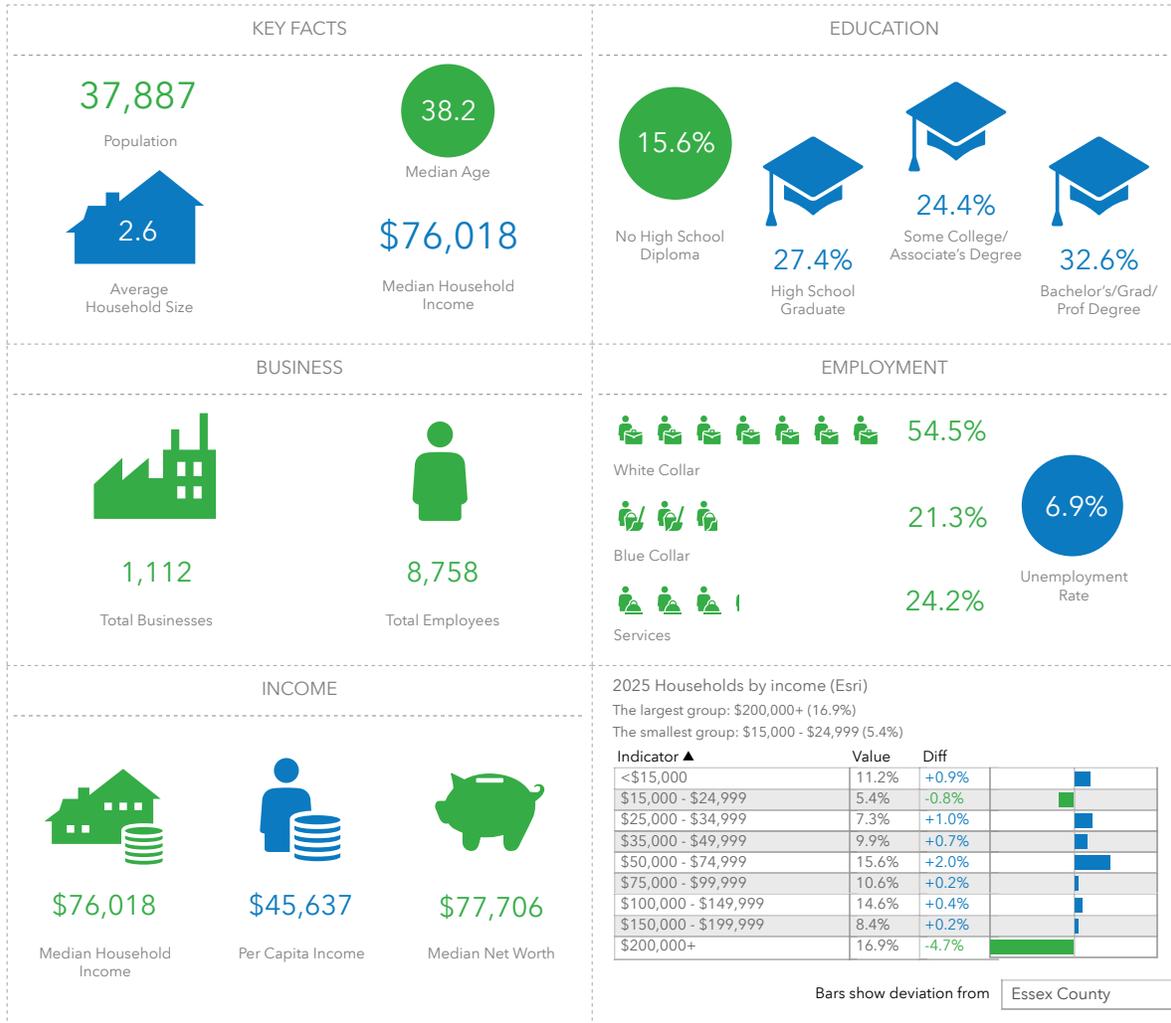
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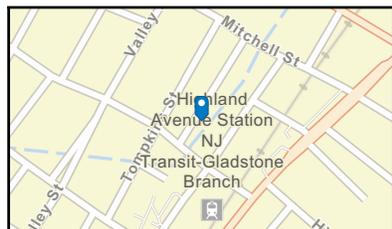
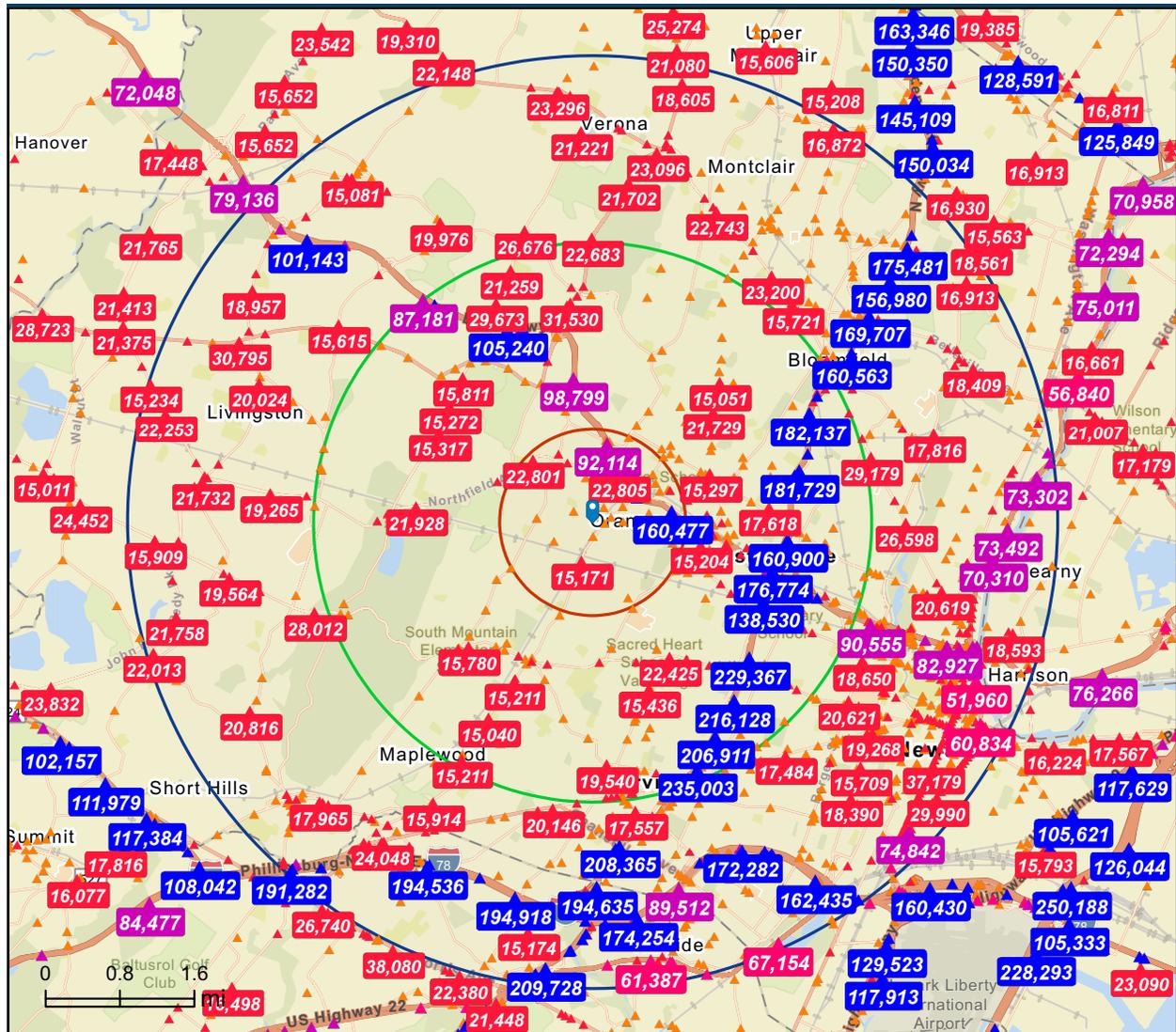
44 Stockman Street

Key Facts



44 Stockman Street

Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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