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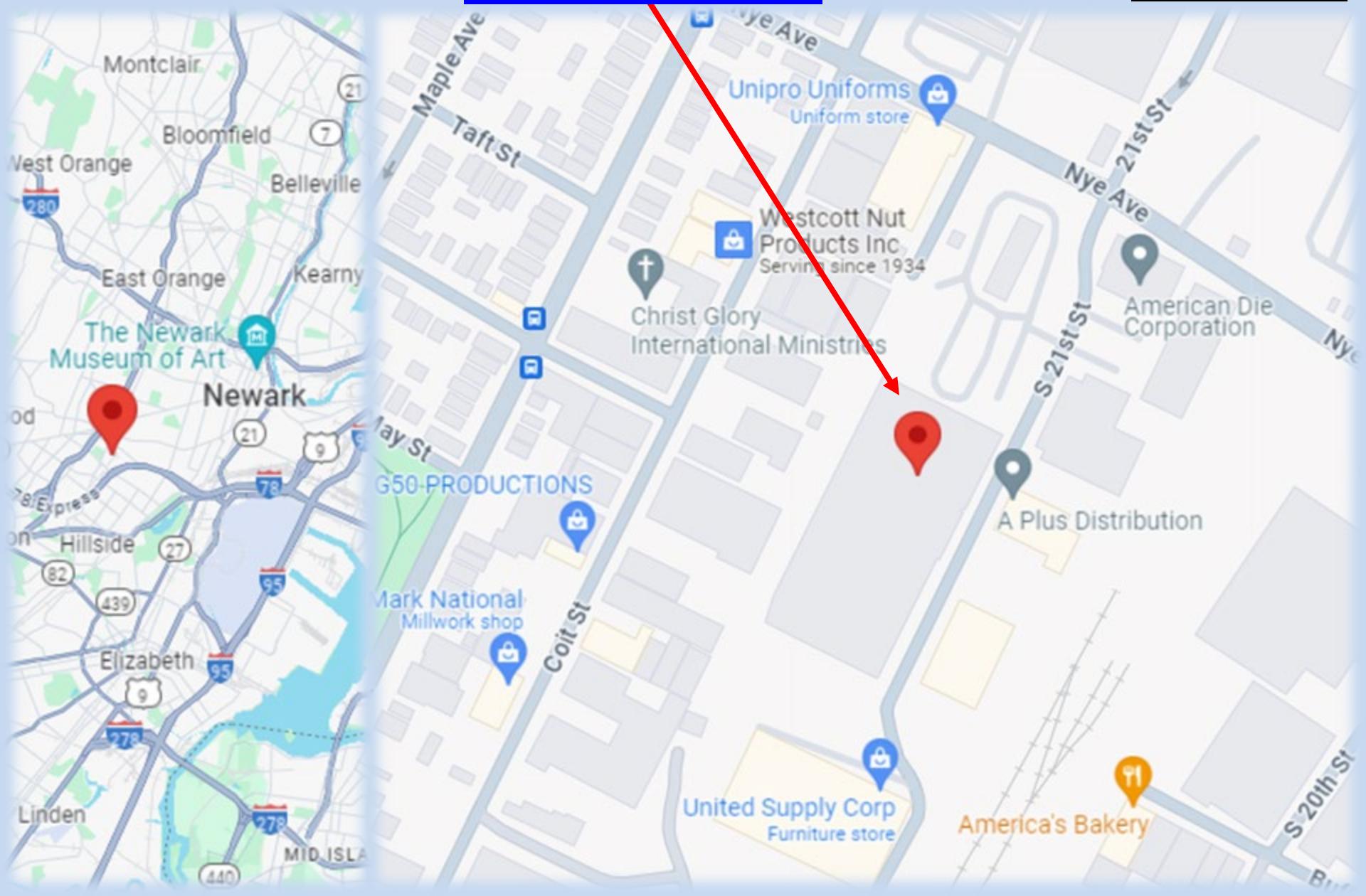
673 South 21st Street, Irvington, N.J. 07111



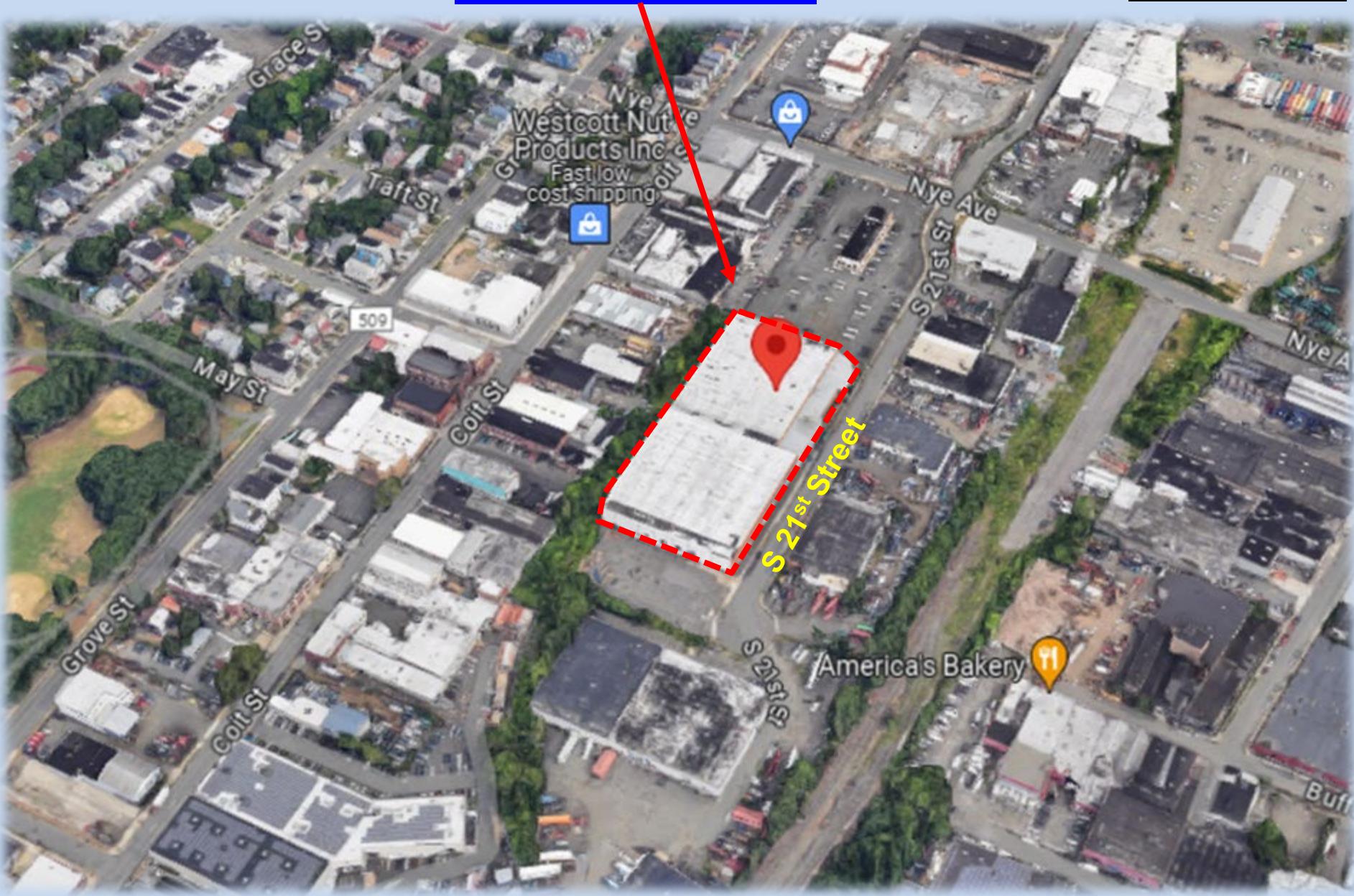
WAREHOUSE AVAILABLE FOR LEASE

Location:	Irvington, N.J.
Lot Size:	97,300 SF (approx.)
Layout:	<ul style="list-style-type: none">• 7 Indoor loading docks (5 large docks, 2 smaller ones)• 4 Outdoor loading docks
Zoning:	M3-1
Price:	\$15.50 PSF
Notes:	<ul style="list-style-type: none">*33,000 SF (approx.) for loading and truck parking.*Wet sprinkler system.*A few thousand SF office space.*Ceiling height 21-22ft.*LED lights sensored.*Building in excellent condition.*Space available between 40,000-97,300. (Current tenant to leave or downsize)

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