

473

U.S. ROUTE 46
WEST

CLIFTON, NJ | PASSAIC COUNTY



FOR SALE: VACANT INDUSTRIAL BUILDING



473

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PROPERTY DETAILS

LOT SIZE:	1.2 Acres
PROPERTY TYPE:	Industrial
DRIVE INS:	4
TOTAL BUILDING SIZE:	34,129 SF
MEZZANINE :	1,216 SF
FIRST FLOOR:	28,928 SF
USABLE LOWER LEVEL:	4,048 SF
DOCK DOORS:	2
WAREHOUSE CEILING:	22.5' Clear - 16,000 SF 12' Clear - 5,000 SF

TOTAL SF

34,192

OFFICE: 8,000

KSR has been exclusively retained to represent 473 U.S. 46, a prime industrial property at the strategic location of Clifton, NJ.

The property features a highly functional 34,192 SF industrial facility situated on a 1.2-acre site. The building footprint is exceptionally well-distributed, comprising a 28,928 SF first floor, a 1,216 SF mezzanine, and a 4,048 SF usable lower level featuring a convenient garage at grade level. The facility includes an 8,000 SF office component that was recently gut-renovated and converted from warehouse space. The warehouse offers excellent verticality with 22.5' clear heights, with the exception of a 5,000 SF section at 12' clear.

The site will be delivered vacant, offering an immediate, clean path for an owner-user or investor. Logistics infrastructure is robust, featuring 4 drive-in doors and 2 loading docks. The asset is in excellent physical condition, highlighted by a well-maintained roof secured by a comprehensive warranty until 2044 (with the exception of a nominal 158 SF section under warranty until 2035).

HIGHLIGHTS



RECENTLY GUT-RENOVATED OFFICE SPACE

Building in excellent condition, featuring a recently gut-renovated office converted from a covered warehouse.



DELIVERED VACANT – TURNKEY OCCUPANCY

One-story, single-tenant industrial building delivered vacant for immediate owner-user or tenant occupancy



ROOF CONDITION & WARRANTY DETAILS

Roof is in good condition with warranty until 2044 (with the exception of only 158 SF in 2035)



DIRECT HIGHWAY ACCESS

Direct physical access to U.S. Route 46 and Trenton Avenue, plus frontage along East 11th Street

["CLICK HERE FOR VIDEO TOURS"](#)

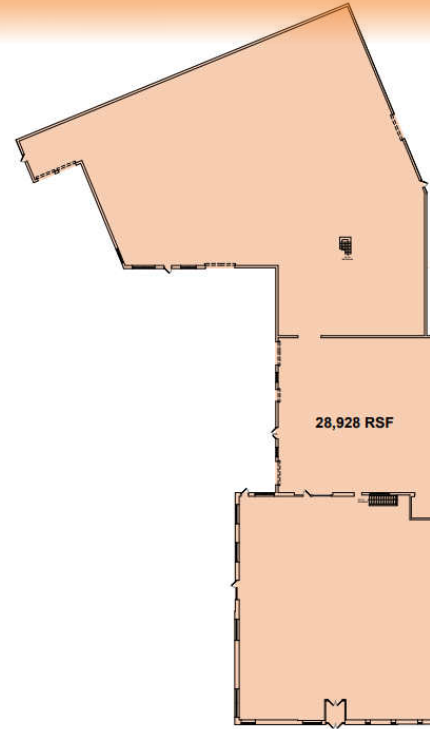
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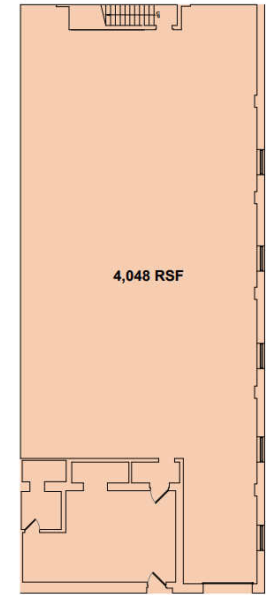
CLIFTON, NJ | PASSAIC COUNTY



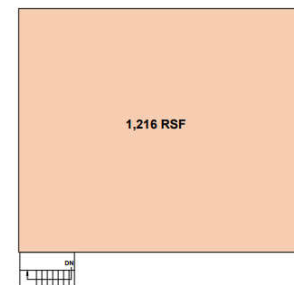
GROUND FLOOR



LOWER LEVEL (AT GRADE)



MEZZANINE

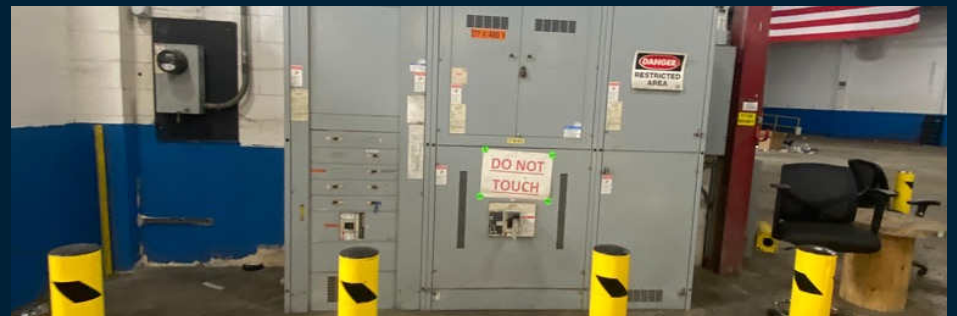


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EXTERIOR PICTURES



WAREHOUSE PICTURES



OFFICE PICTURES



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ABOUT CLIFTON CLIFTON, NJ

Clifton is one of northern New Jersey's most active industrial and commercial hubs and the 11th-largest city in the state. Located in Passaic County just 15 miles west of Manhattan, the city combines dense residential neighborhoods, a diversified employment base, and a deeply established industrial corridor along US Route 46, one of the busiest retail and industrial arteries in the region.

The subject property sits along the US Route 46 corridor with immediate access to Interstate 80, Route 3, Route 21, and the Garden State Parkway, providing direct connectivity to Manhattan, Newark Liberty International Airport, Port Newark-Elizabeth, and the greater Northern New Jersey / New York City distribution network. Clifton's dense infill industrial inventory, deep labor pool of over 46,000 employed residents, and position at the intersection of major highways make it a critical last-mile and regional distribution submarket serving the NYC metro area.

DEMOGRAPHICS



89,379

POPULATION



33,614

HOUSEHOLDS



\$127,188

AVG INCOME

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FOR MORE INFORMATION,
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