

EMILY ABDY
REALTY GROUP SINCE 1959

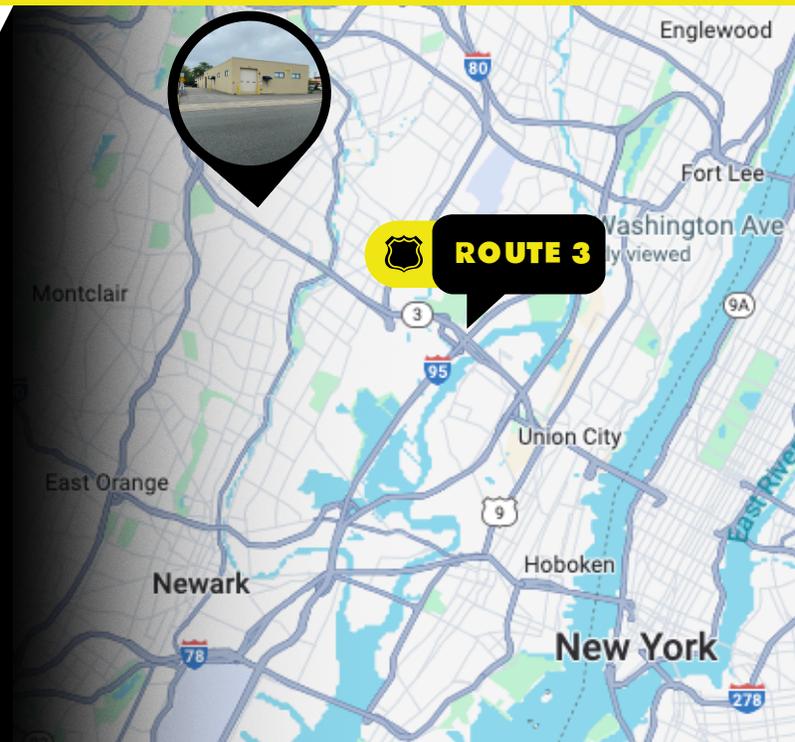


**20 INDUSTRIAL WEST
CLIFTON, NJ 07012**

AVAILABLE FOR LEASE

**10,000 SF
FLEX WAREHOUSE**

**BASE RENT
\$18.95 PSF NNN**



EMILY ABDY
REALTY GROUP SINCE 1959

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PROPERTY HIGHLIGHTS

10,000 SF Flex Building featuring 8,500 SF of warehouse space and 1,500 SF of office. Fully sprinklered with half the building air-conditioned, (3) overhead doors, and (1) UPS dock. Street-to-street driveway access with on-site parking for 10 vehicles. Zoned M-1 Industrial in a prime Clifton location offering excellent Route 3 access. Exceptionally clean property with no flooding history.



10,000 SF



**PERFECT COMBO OF OFFICE
& WAREHOUSE**



**(3) OVERHEAD DOORS
(1) UPS DOCK**



**STREET TO STREET
DRIVEWAY ACCESS**



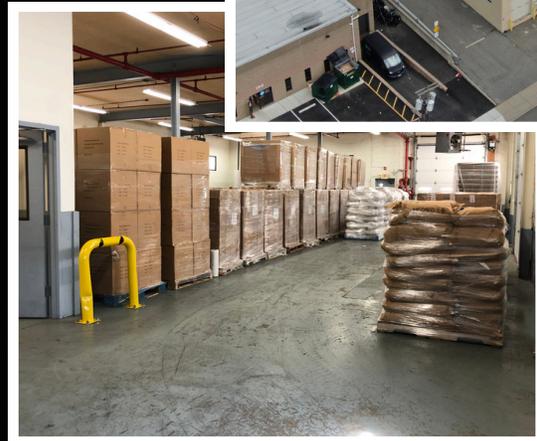
ZONING : M-1 INDUSTRIAL



10 PARKING SPOTS



**PRIME CLIFTON LOCATION
GREAT ACCESS TO RT 3**



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