



# MULTI-TENANTED INDUSTRIAL INVESTMENT OPPORTUNITY

176-180 Franklin Avenue, Rockaway Borough, NJ 07866



## PROPERTY OVERVIEW

|               |                                                                                                                                                                                                                                                 |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TENANCY:      | Industrial Tenants - 5 (5,400 SF - 9,031 SF)<br>Office Tenants - 4 Units (3 are leased)<br>Yard Tenants - 3 (various truck parking)                                                                                                             |
| LAND AREA:    | 2.5 Acres                                                                                                                                                                                                                                       |
| BUILDING SF:  | 40,000 SF                                                                                                                                                                                                                                       |
| 2026 TAXES:   | \$71,115.32                                                                                                                                                                                                                                     |
| ZONING:       | HTLI (Tech/Light Industrial District)<br>Block 00038, Lot 118.06                                                                                                                                                                                |
| CLEAR HEIGHT: | 20'                                                                                                                                                                                                                                             |
| LOADING:      | 13 Drive-ins (14' x 14')                                                                                                                                                                                                                        |
| SPRINKLER:    | Yes                                                                                                                                                                                                                                             |
| COMMENTS:     | <ul style="list-style-type: none"><li>• Crane in several units</li><li>• City Sewer and City Water</li><li>• Public Utilities - Gas and Electric</li><li>• Permitted Accessory Uses - Outdoor Storage/Parking</li></ul> <i>Call for pricing</i> |

## TENANT OVERVIEW



5 INDUSTRIAL TENANTS



3 YARD TENANTS



4 OFFICE TENANTS

## FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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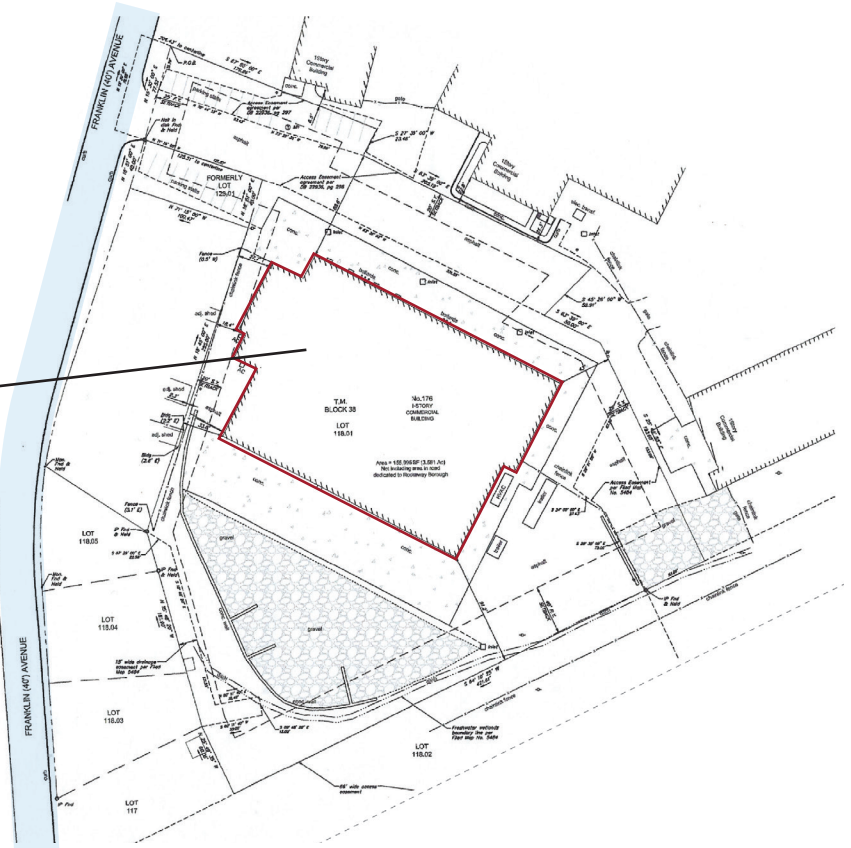
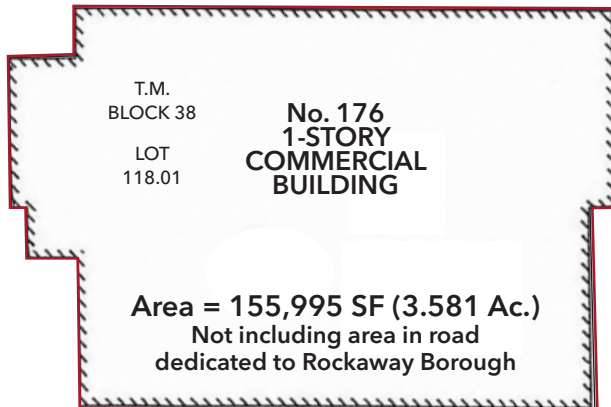




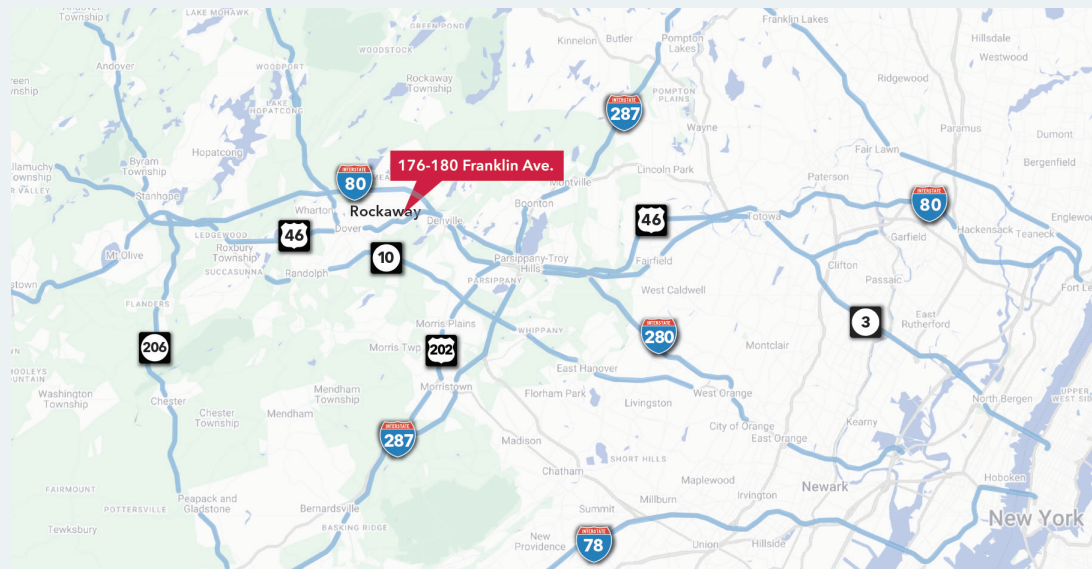
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## SITE PLAN



## LOCATION OVERVIEW



Less than  
**1 MILE**



Less than  
**2 MILES**



Less than  
**2 MILES**



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