



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 • Commercial - Warehouse/office
- 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: \$24,694

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Exclusive Broker

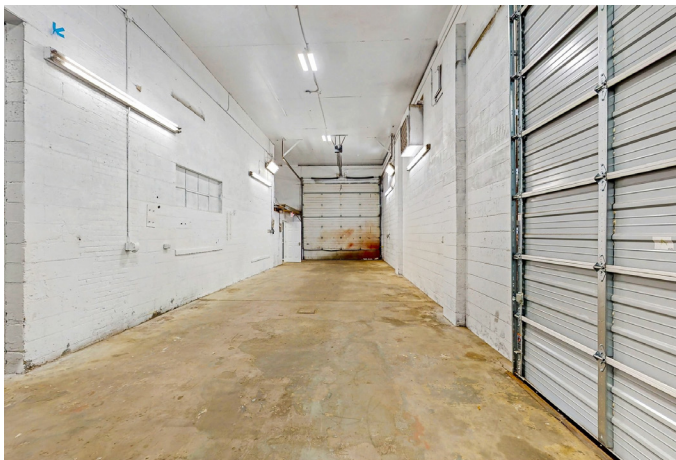
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44 Stockman Street

Interior Photos



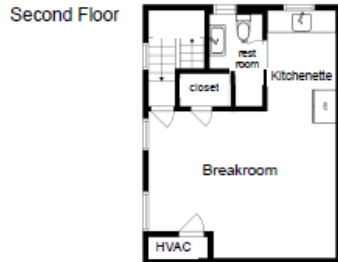
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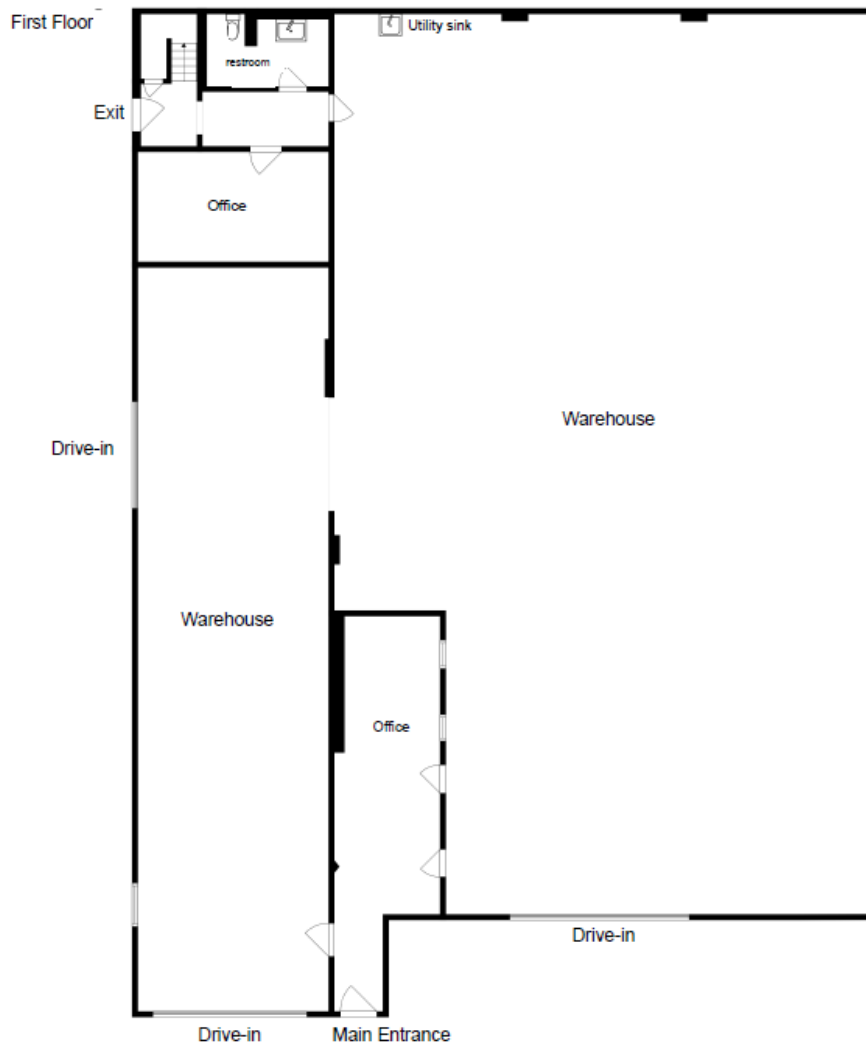
Floor Plan



44 Stockman Street, West Orange, NJ 07052

Floor Plan

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



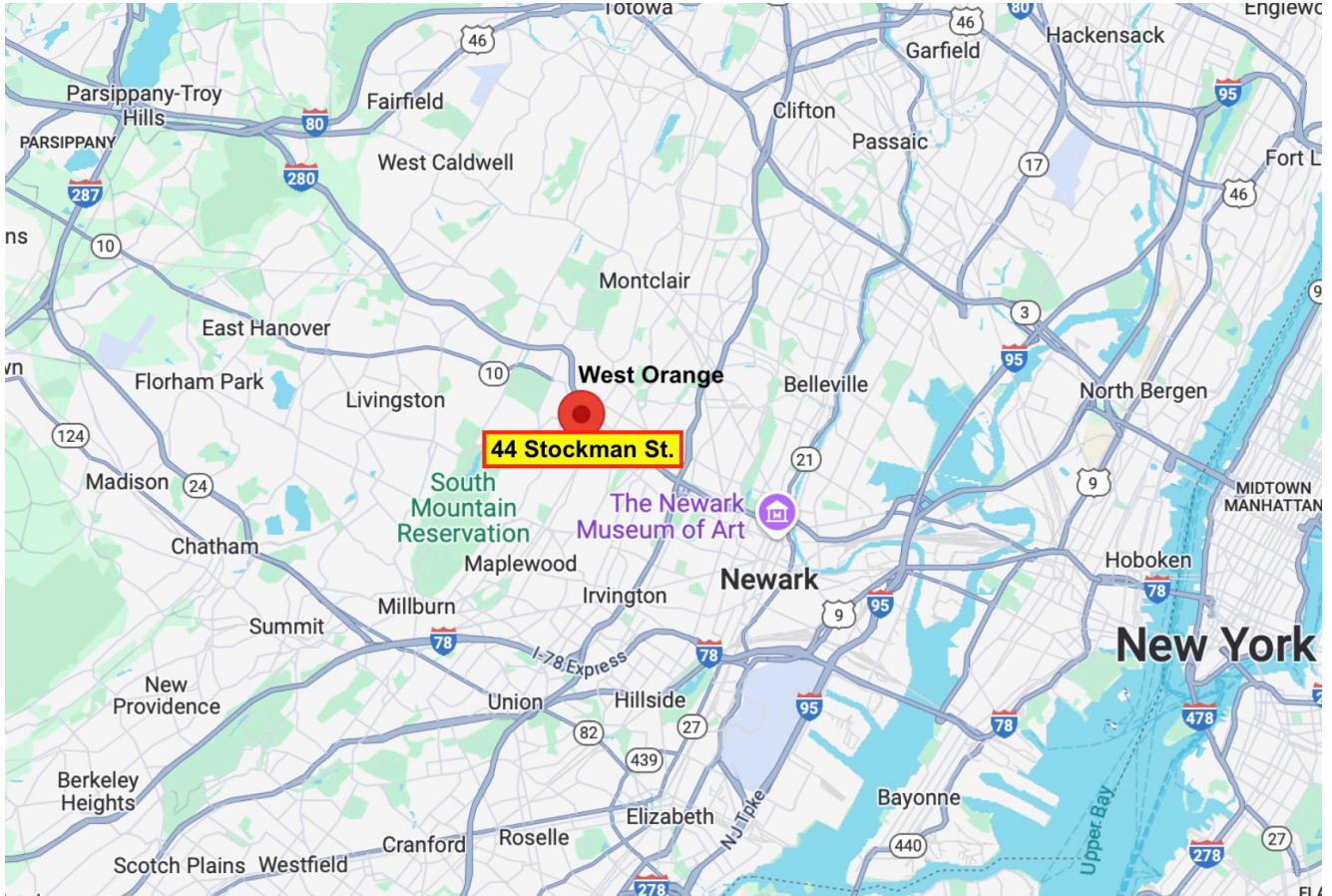
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Map



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Aerial



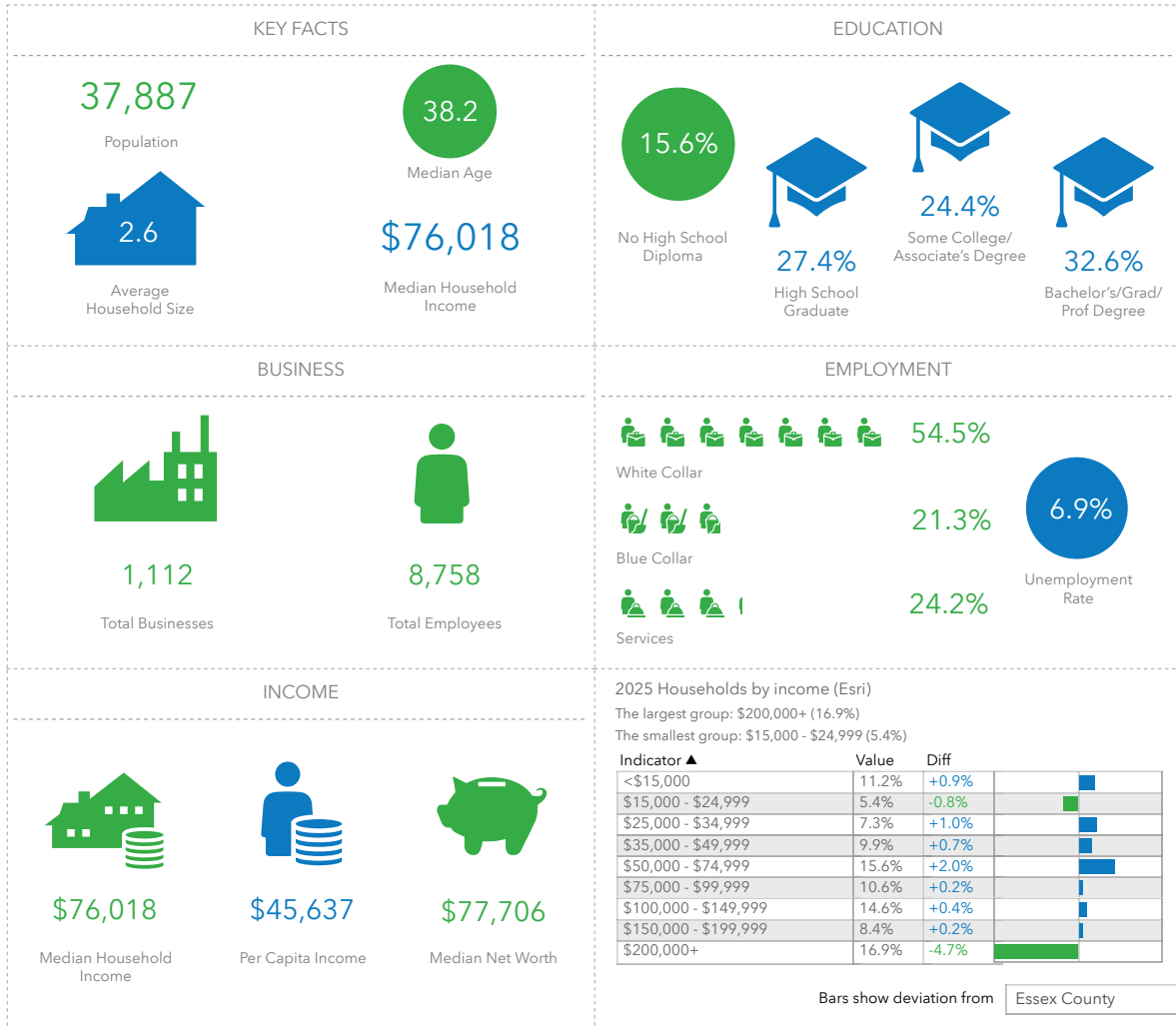
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Key Facts



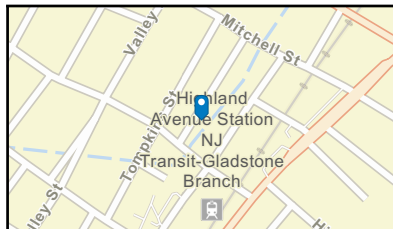
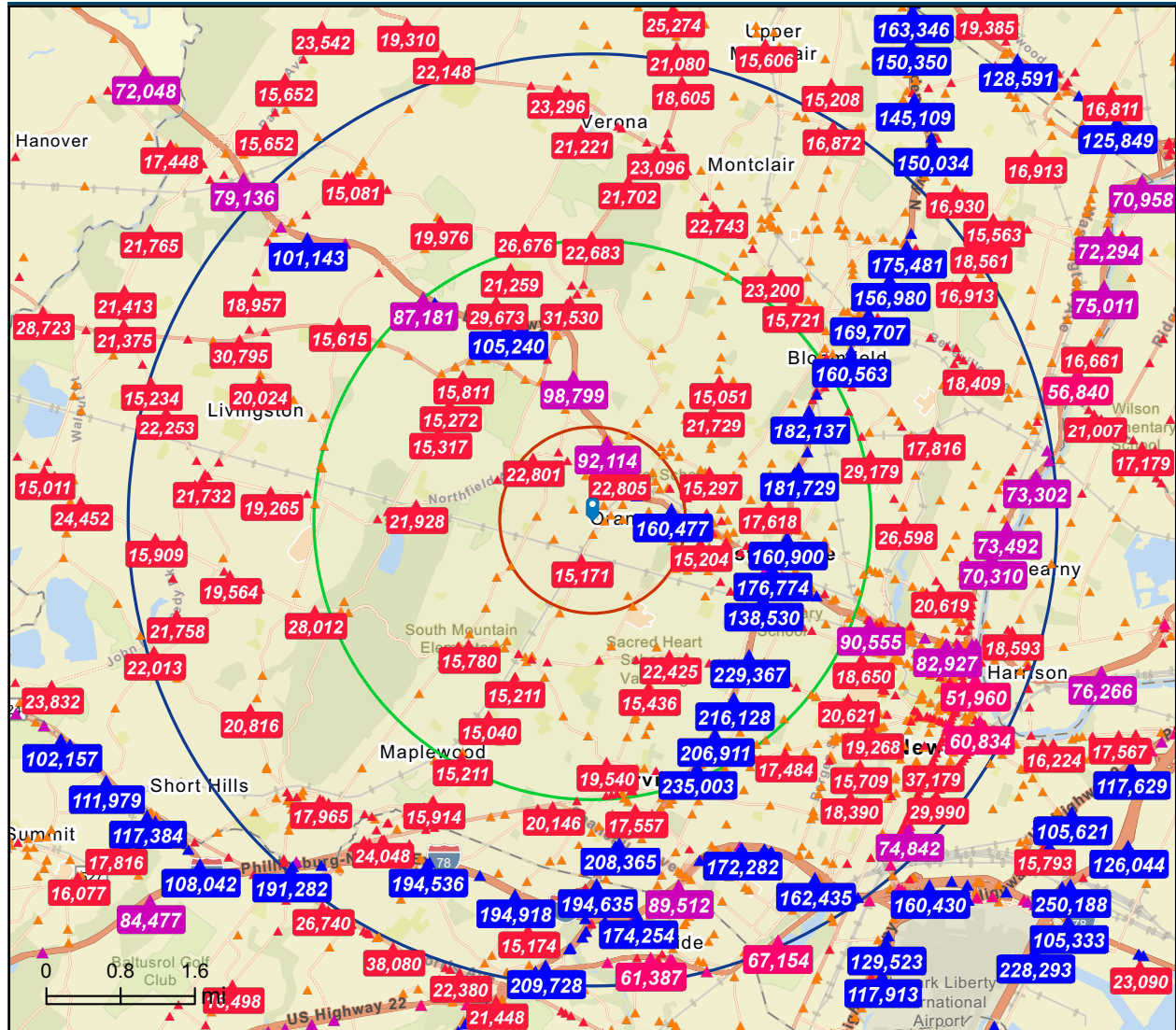
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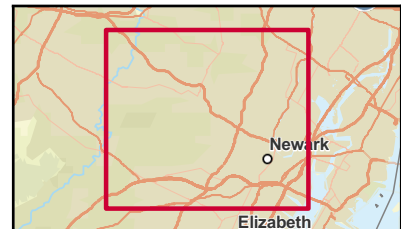
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Traffic Count



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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