



# Cardinal Land Properties, Inc.

Licensed Real Estate Brokers

**FOR LEASE – Near Route 22**

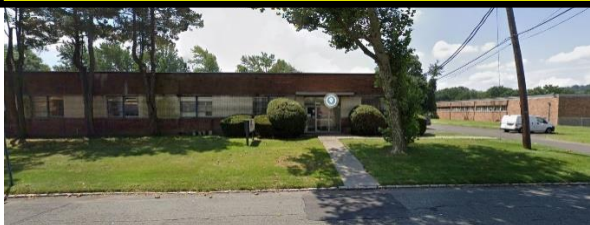
**237 Sheffield Street,**

**Mountainside, New Jersey**

15,000 Square feet

**\$11.90 psf**

**triple net**



**Exclusive Broker**

**Scott Seidel**

**Cardinal Land Properties, Inc**

**1 Cornell Parkway**

**Springfield, NJ 07081**

**973-376-0421 (tel)**

**973-376-0425 (fax)**

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[www.cardinalproperties.com](http://www.cardinalproperties.com)

Prices and specifications subject to change without notice.

The information supplied above is from sources deemed reliable, however we can not guarantee the accuracy of the information. It is subject to change, errors, omissions, prior sale and/or withdrawal from market without notice.

**Comments:** office/warehouse/manufacturing space located at 237 Sheffield Street, Mountainside, New Jersey. The building is free part of a larger 30,000 sq. ft. building.

**Possession:** 60-90 Days

**Zoning:** Industrial

**Lease Price:** \$11.90 per square foot triple net

**Taxes:** \$2.08 .psf (2025 Taxes)

**Comments:** 1 Drive in door,

Sprinklered building, 800 Amps 3 phase, 208 Volts, 4 lavatories, gas heat-warehouse, office air conditioned. Ample off street parking.

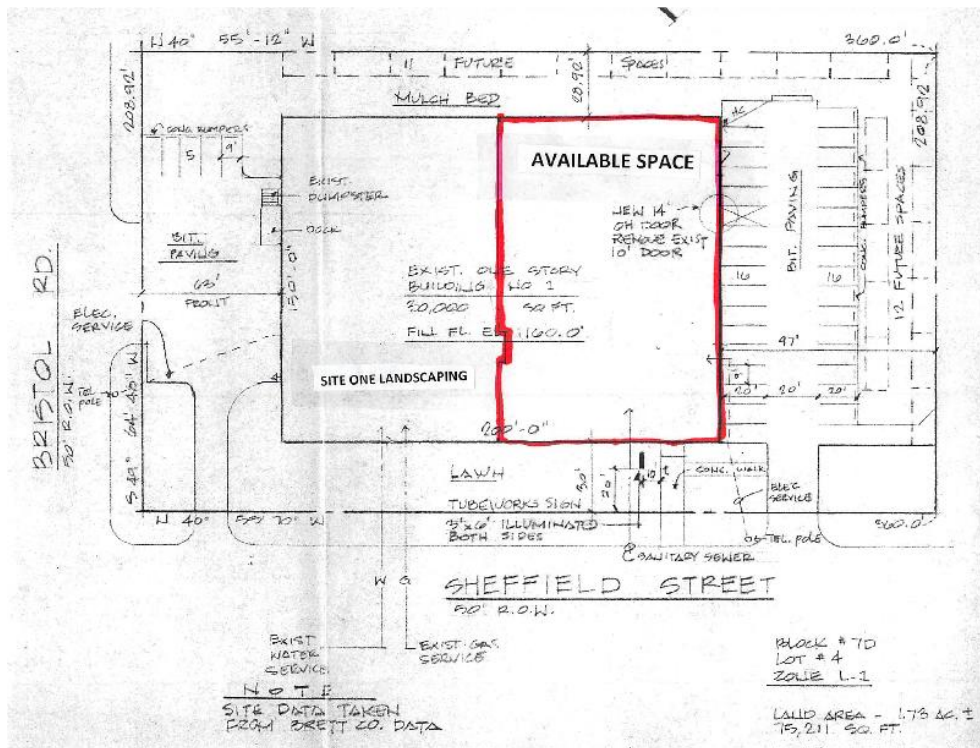
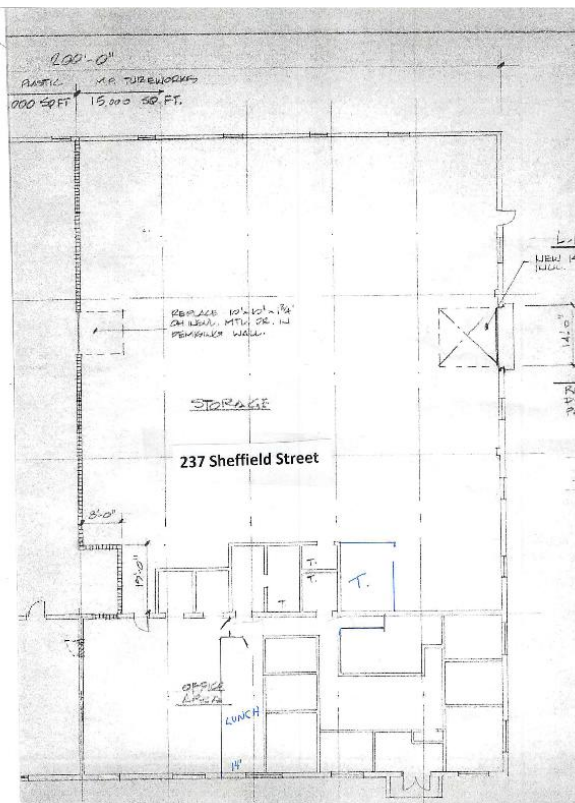
**Commission** 6% Split 50-50

Please be advised that Cardinal Land Properties, Inc. is the exclusive sales agent for 15,000± square feet of space located at 237 Sheffield Street, Mountainside, New Jersey. The building is steel and block construction. The space consists of approximately 3,700 square feet of office and utility space and the balance being warehouse space.



*Ariel View*

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**We shall be glad to show the above property to you by advance appointment only. For an appointment, please call 973-376-0421.**

Additional Information on our website [www.cardinalproperties.com](http://www.cardinalproperties.com)

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