

FOR SALE AS A PORTFOLIO OR INDIVIDUAL  
380 & 455 LUDLOW AVENUE  
CRANFORD, NJ 07016



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### 380 LUDLOW AVENUE - INDUSTRIAL

<b>BUILDING SF:</b>	± 6,000 SF
<b>WAREHOUSE SF:</b>	5,500 SF
<b>OFFICE SF:</b>	500 SF
<b>CEILING HEIGHT:</b>	12' Clear
<b>POWER:</b>	400 Amps, 3 Phase
<b>LOADING:</b>	2 Drive-Ins
<b>PARKING:</b>	25 Cars



Map Data ©2024 Google

### 455 LUDLOW AVENUE - FLEX

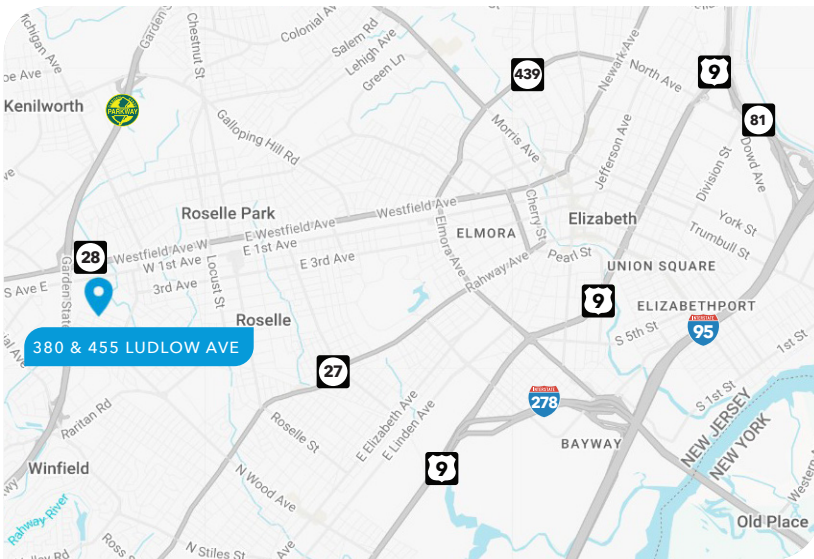
<b>BUILDING SF:</b>	± 6,000 SF
<b>WAREHOUSE SF:</b>	± 2,025 SF
<b>CEILING HEIGHT:</b>	12' Clear
<b>POWER:</b>	400 Amps, 3 Phase
<b>LOADING:</b>	1 Dock, UPS Height
<b>PARKING:</b>	20 Cars
<b>ROOF:</b>	New

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**MAP**



**LOCATION**

- Immediate access to Garden State Parkway
- Within 15 min to Route 9, I- 278, NJ Turnpike and Goethals Bridge into Manhattan
- Minutes away from Newark Liberty International Airport
- Close proximity to Cranford Train Station (Raritan Valley Line)

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