

SALE-LEASE

38,000 Square Feet on 1.6 Acres



LEASE: 8,000 TO 19,000sq.ft.

CEILINGS: 30 Feet

LOADING: 5 Drive-in-doors

OFFICE: Ample

POWER: Heavy

SPRINKLER: Wet System

HEAT: Gas

SALE PRICE: \$4,250,000.00

LEASE: \$5.95 NNN

Tax & Cam: \$2.60



**CONFIDENTIAL SHOWINGS
BY APPOINTMENT ONLY**

FOR FURTHER INFORMATION, PLEASE CALL:

YOLANDA SZCZEPANSKA, SR. VICE PRESIDENT

Associate Broker

EXCLUSIVE BROKER

973-758-0600

