



**Sublease Available**

# 480 Main Ave

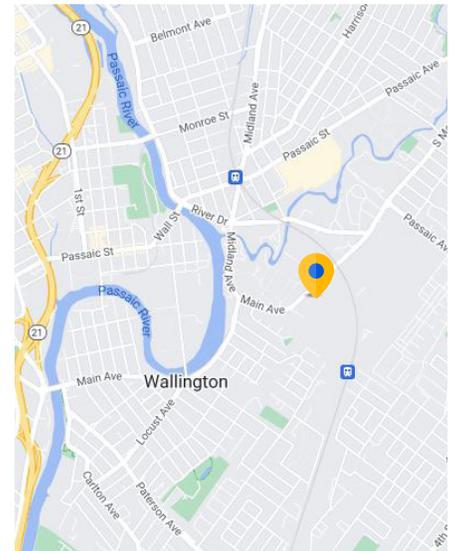
## Wallington, NJ 07057

### Overview

<b>Building:</b>	480 Main Ave, Wallington, NJ (Unit 4)
<b>Premises:</b>	11,200 SF
<b>Term:</b>	Through 6/30/2026
<b>Available:</b>	1/15/2025
<b>Rental Rate:</b>	\$14.00/SF NNN
<b>Taxes &amp; CAM:</b>	+/- \$2.48/PSF
<b>Ceiling Height:</b>	16' - 24'
<b>Loading:</b>	1 Tailgate, non-reserved loading dock
<b>Parking:</b>	10 Reserved spot in front, open parking in rear

### Space Notes

- Additional space may be available
- 1,000 SF in office space
- Single column in middle of space (72 ft across)
- Dry sprinkler system
- 200amp of power with potential of 400a



### For more information:



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