

# 160 Belmont Ave, Garfield NJ 07026

## FOR SALE | Multy Tennant Fully Occupied | 23,750 SF



- **Property Type:** Warehouse / Flex
- **Total RBA:** 23,750 SF on 0.43 AC
- **Drive-Ins:** 2
- **Clear Height:** 13'-16' (Warehouse)
- **In-Place Leases:** 3 tenants | 2027-2029 rollover (WA: ~3.6 yrs)
- **Rent Structure:** Built-in 3-5% annual escalations
- **NOI:** \$262,367
- **Asking:** \$3,900,000

For Additional Information Contact

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