

INDUSTRIAL SPACE FOR LEASE

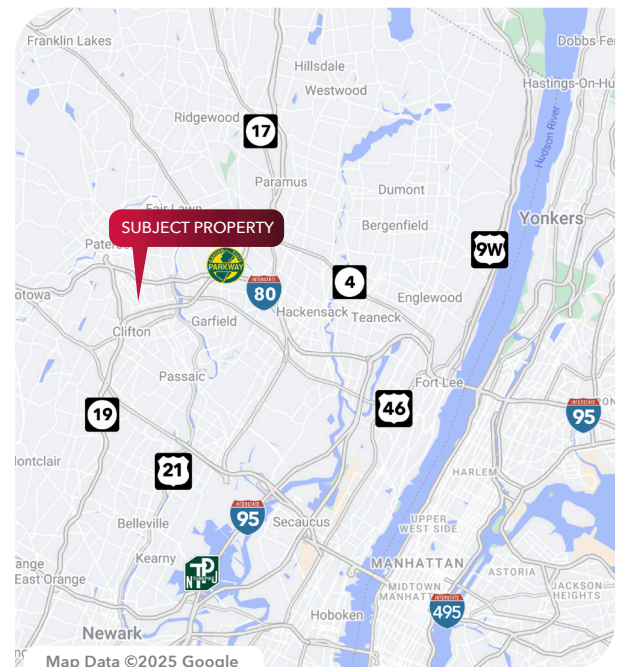
91 MICHIGAN AVENUE

PATERSON, NJ 07503



PROPERTY OVERVIEW

BUILDING SF:	87,000 SF
AVAILABLE SF:	18,000 SF
OFFICE SF:	± 1,250 SF
AVAILABILITY:	Available Now
CEILING HEIGHT:	16' Clear
LOADING DOCKS:	2 Tailgate Docks
DRIVE-IN DOORS:	1 (10' x 14')
SPRINKLER:	Wet / Fully
HEAT:	Gas
ZONING:	UEZ



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.



FLOOR PLAN



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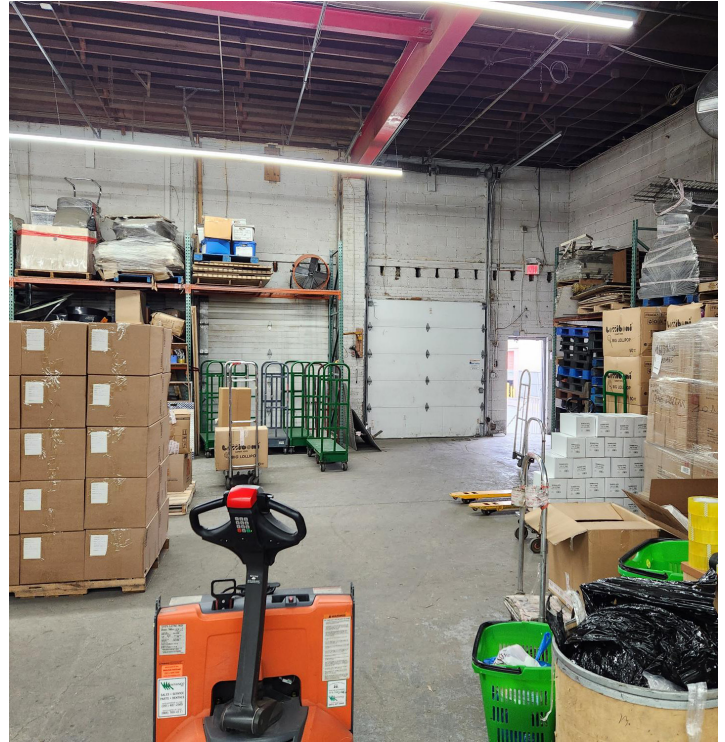
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PROPERTY PHOTOS



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