

# 1 WALNUT STREET

PERTH AMBOY, NJ 08861

## **FULLY LEASED 60,000 SF INDUSTRIAL BUILDING**

FOR SALE



611 River Drive, 4th Floor, Elmwood Park, NJ 07407

973.337.1144

lee-associates.com/wbe



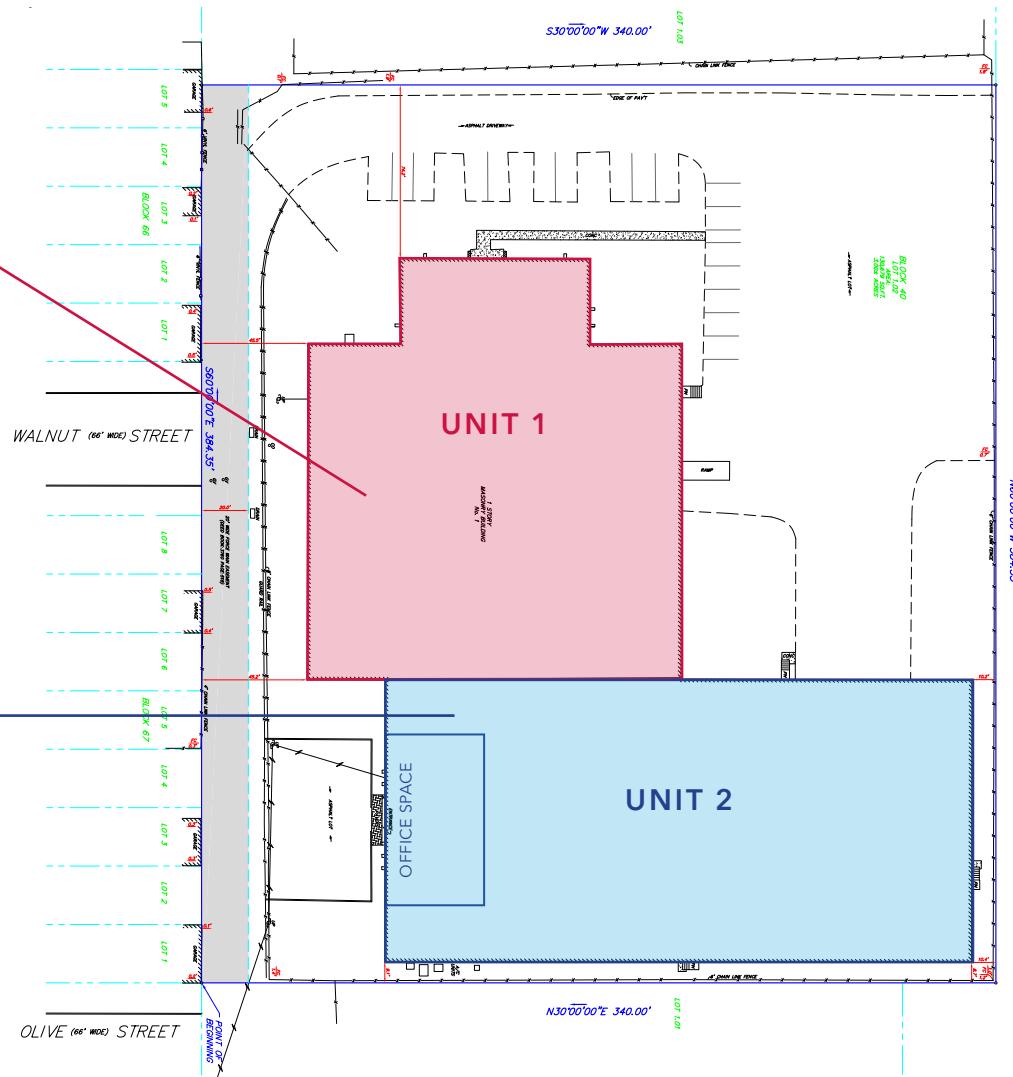
### UNIT 1 - LEASED THROUGH 2030

AVAILABLE SPACE	27,000 SF
OFFICE	3,000 SF
CEILING HEIGHT	13'
DOCKS / DRIVE-INS	3 / 1
SPRINKLERS	WET

### UNIT 2 - LEASED THROUGH 2029

AVAILABLE SPACE	33,000 SF
OFFICE	5,000 SF
CEILING HEIGHT	14' - 24'
LOADING DOCKS	4
SPRINKLERS	WET

FULLY AIR CONDITIONED



### FOR PRICING AND RENT ROLL INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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