

# 53 Clifton Boulevard

CLIFTON, NEW JERSEY | PASSAIC COUNTY



**FOR SALE OR LEASE  
±10,000 SF on 1.19 Acres**

Location provides quick access to major highways, making it ideal for distribution and trucking.

**RR**  
Resource Realty  
Corporate Real Estate Services

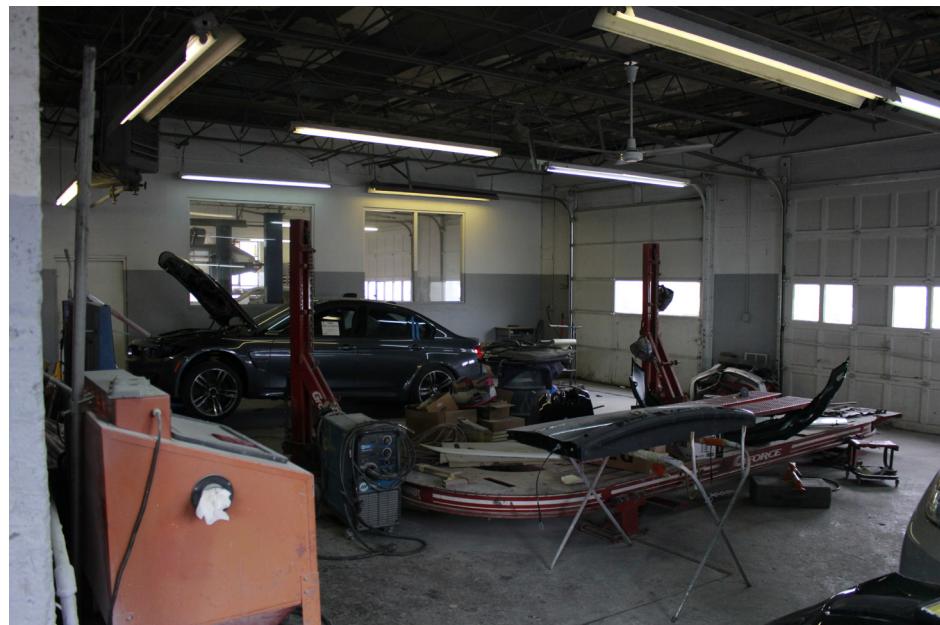
## PROPERTY DETAILS

**Total Land Area: +/- 1.19 Acres**

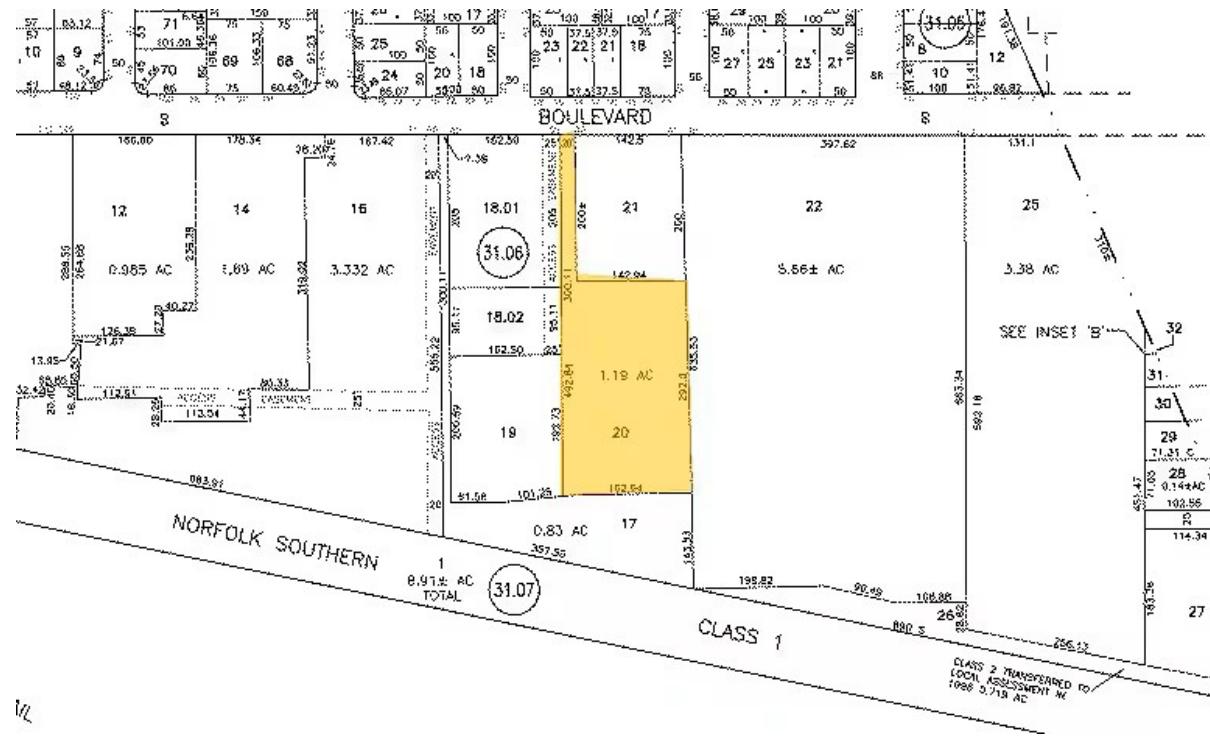
<b>Year Built</b>	1965	<b>Loading Docks</b>	3 x 14'6" Drive-ins 5 x 10' Drive-ins
<b>Building SF</b>	$\pm$ 10,000 SF	<b>Power</b>	1,200a/Heavy
<b>Office Space</b>	$\pm$ 1,000 SF	<b>Parking</b>	Surface: 75
<b>Lease Rate</b>	Call for Pricing	<b>Zoning</b>	M-2 Industrial
<b>Clear Height</b>	16'-18' Clear	<b>Sprinkler</b>	Wet
<b>Column Spacing</b>	25'w x 35'd	<b>Utilities</b>	Gas - Natural, Sewer - City, Water - City



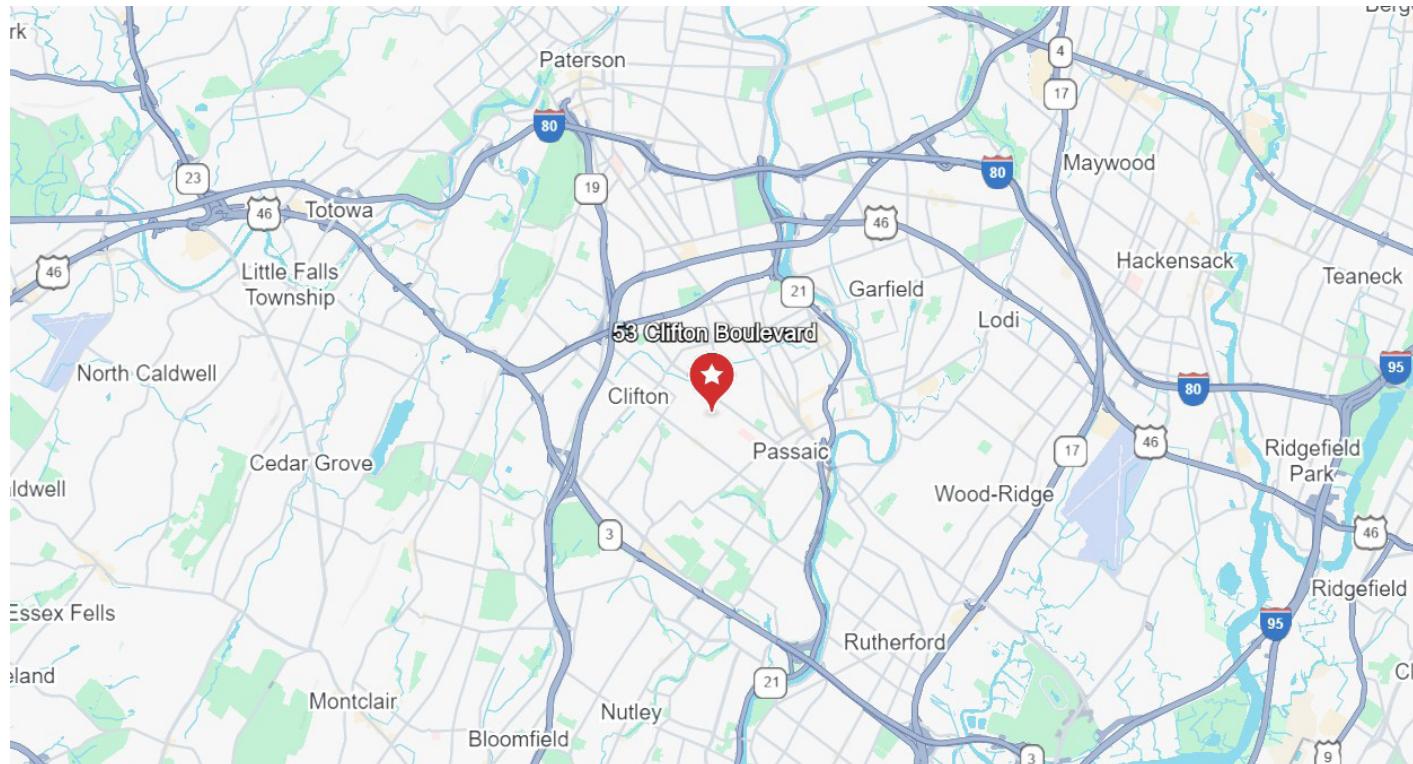
## INTERIOR PHOTOS



## PLAT MAP



# MAP



## Distances to Major Highways:

	0.5 mile
	1.5 miles
	2 miles
	3 miles
	4 miles
	10 miles



Resource Realty  
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