

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.

PROPERTY DETAILS

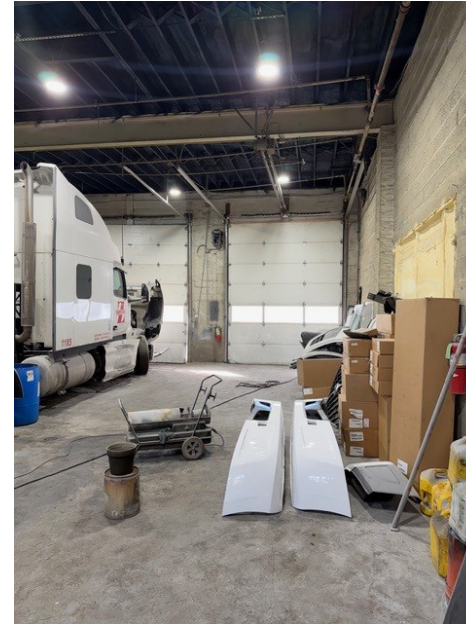
Total Land Area: +/- 1.19 Acres

Year Built	1965
Building SF	±10,000 SF
Office Space	±1,000 SF
Lease Rate	Call for Pricing
Clear Height	16'-18' Clear
Column Spacing	25'w x 35'd

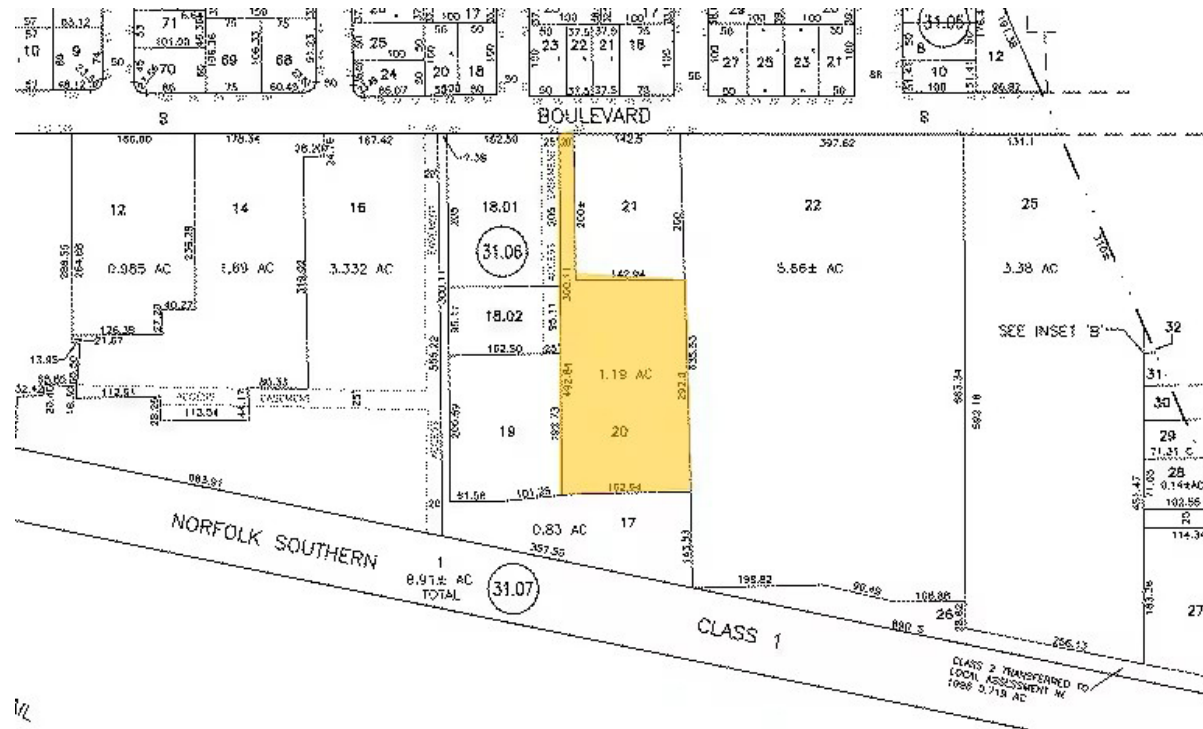
Loading Docks	3 x 14'6" Drive-ins 5 x 10' Drive-ins
Power	1,200a/Heavy
Parking	Surface: 75
Zoning	M-2 Industrial
Sprinkler	Wet
Utilities	Gas - Natural, Sewer - City, Water - City



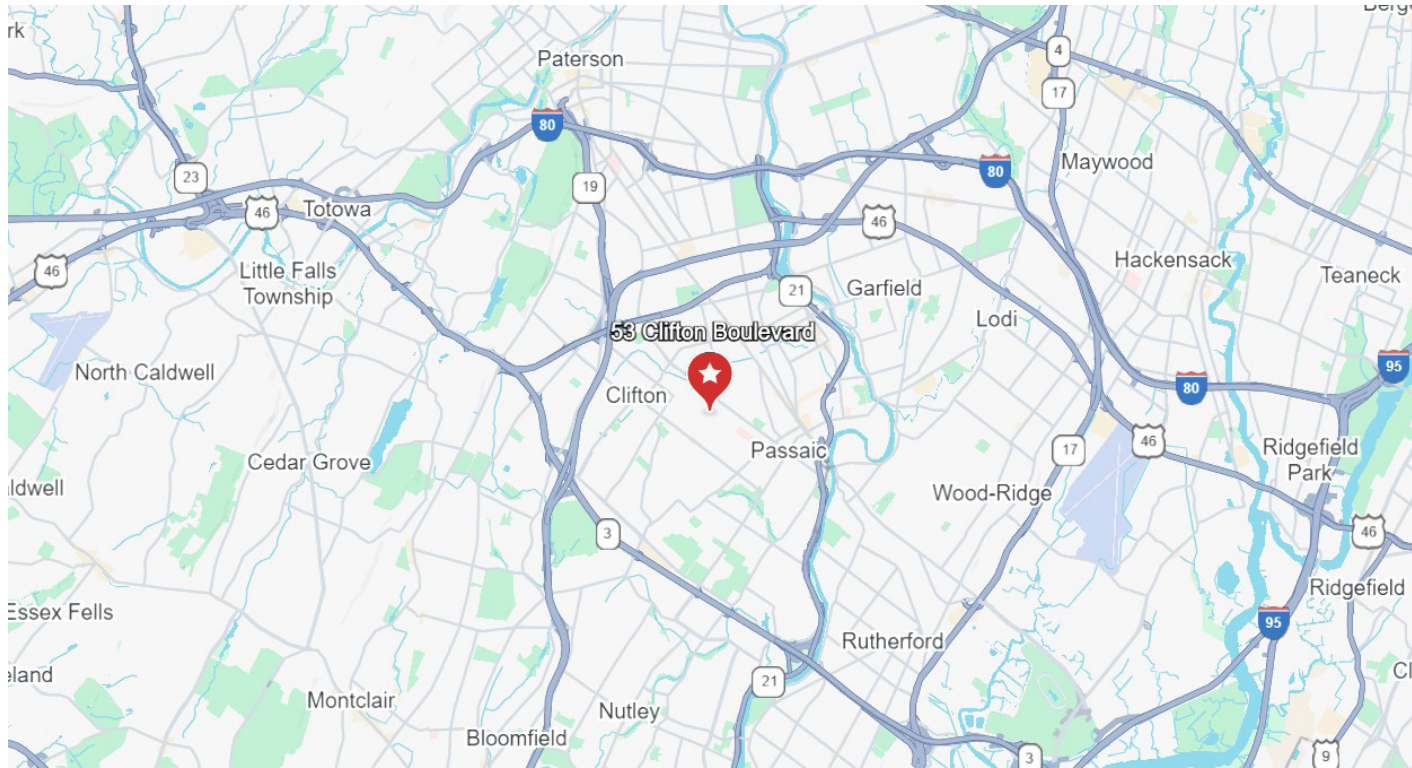
INTERIOR PHOTOS








PLAT MAP



MAP



Distances to Major Highways:

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



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