

EMILY ABDY
REALTY GROUP SINCE 1959

FOR LEASE

18,500 SF
WAREHOUSE & FOOD
PRODUCTION FACILITY

AVAILABLE
June 1, 2026



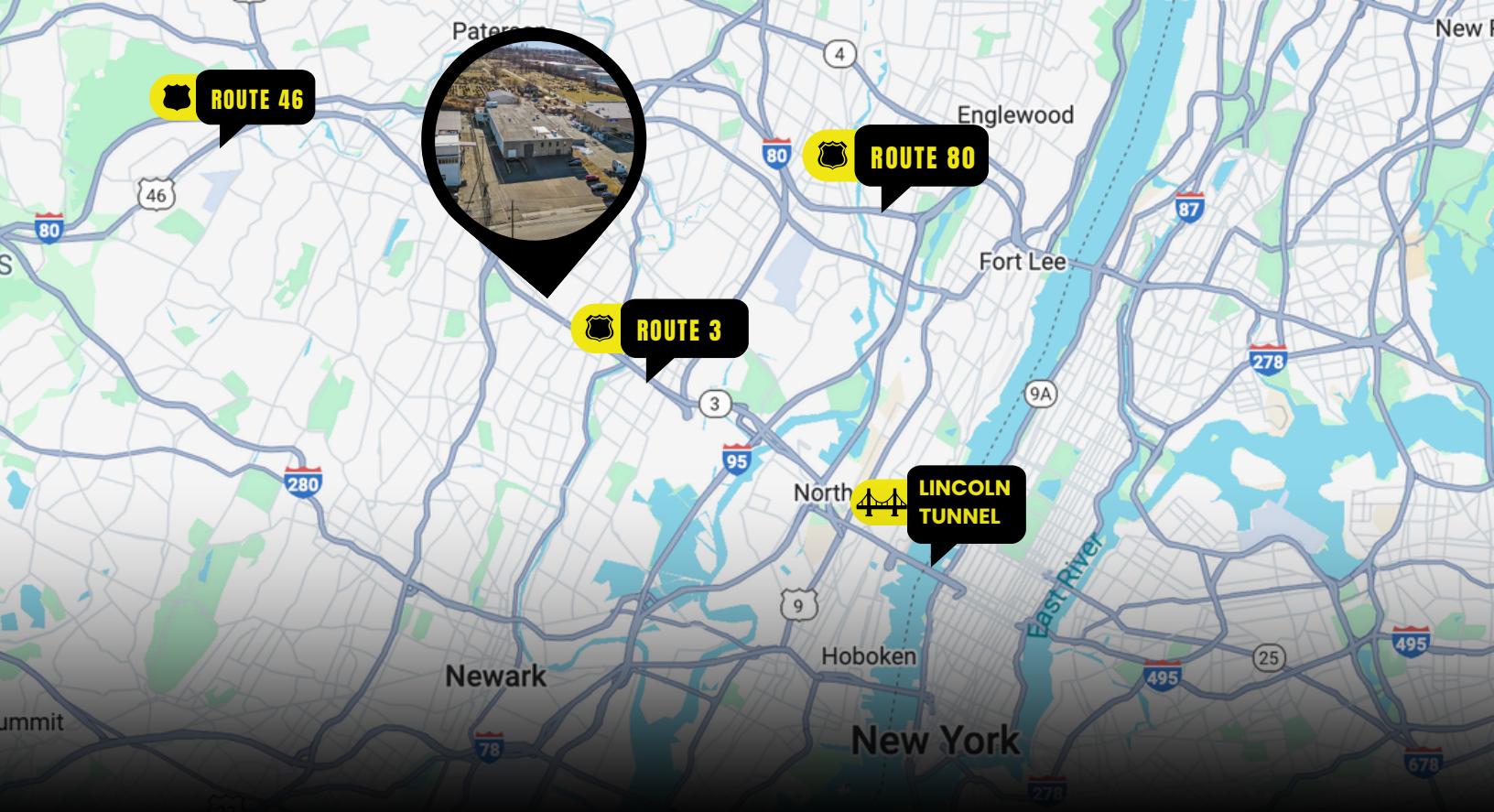
18,500 SF INDUSTRIAL WAREHOUSE FEATURING 20' CLEAR CEILINGS, HEAVY POWER, AND FULL SPRINKLER SYSTEM. PROPERTY INCLUDES 2 LOADING DOCKS, 2 OVERHEAD DOORS, AND AMPLE PARKING FOR CARS AND TRAILERS. CONVENIENTLY LOCATED NEAR ROUTE 3 WITH EASY NYC ACCESS. ZONED M-1 INDUSTRIAL, CURRENTLY USED FOR FOOD PACKAGING AND DISTRIBUTION.

25 STYERTOWNE RD CLIFTON, NJ 07012

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PLANNED IMPROVEMENTS

- **NEW TPO ROOF WITH 20 YEAR WARRANTY**
- **PARKING LOT REPLACEMENT**
- **LED LIGHTS INSTALLED THROUGHOUT**
- **FAÇADE ENHANCEMENT**

**BASE RENT: \$17.95 PSF
TAXES & INSURANCE:
\$3.50 NNN**

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CONTACT US

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CLIFTON, NJ 07012**

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THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, NO GUARANTEE, WARRANTY, OR REPRESENTATION IS MADE AS TO ITS ACCURACY. NO REPRESENTATION IS MADE REGARDING ZONING, TITLE CONDITION, PROPERTY DIMENSIONS, OR ANY LEGAL OR ENVIRONMENTAL MATTERS. PROSPECTIVE PARTIES SHOULD CONSULT THEIR OWN LEGAL COUNSEL FOR VERIFICATION. TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SUBJECT TO ERRORS AND OMISSIONS.

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