



AVAILABILITY SUMMARY

Two building Industrial site with renovation plans and already completed interior demolition. Purchaser has the opportunity to renovate to their specifications.

Lease opportunities include a $\pm 3,900$ SF industrial/flex building, a ± 525 SF flex building, and up to 34 car parking. Pricing to be based on required completion of renovations for Tenant need.

The property is conveniently located less than 1/2 mile from Route 46 and ± 5 miles from Route 80.

Industrial Flex Site	
SF Available	$\pm 4,425$
Parking Available	34 Spaces
Building 1	$\pm 3,9000$ SF
Building 2	± 525 SF
Ceiling Height \pm	10'
Drive-in Doors	3
Total Lot Size	± 6.12 Acres

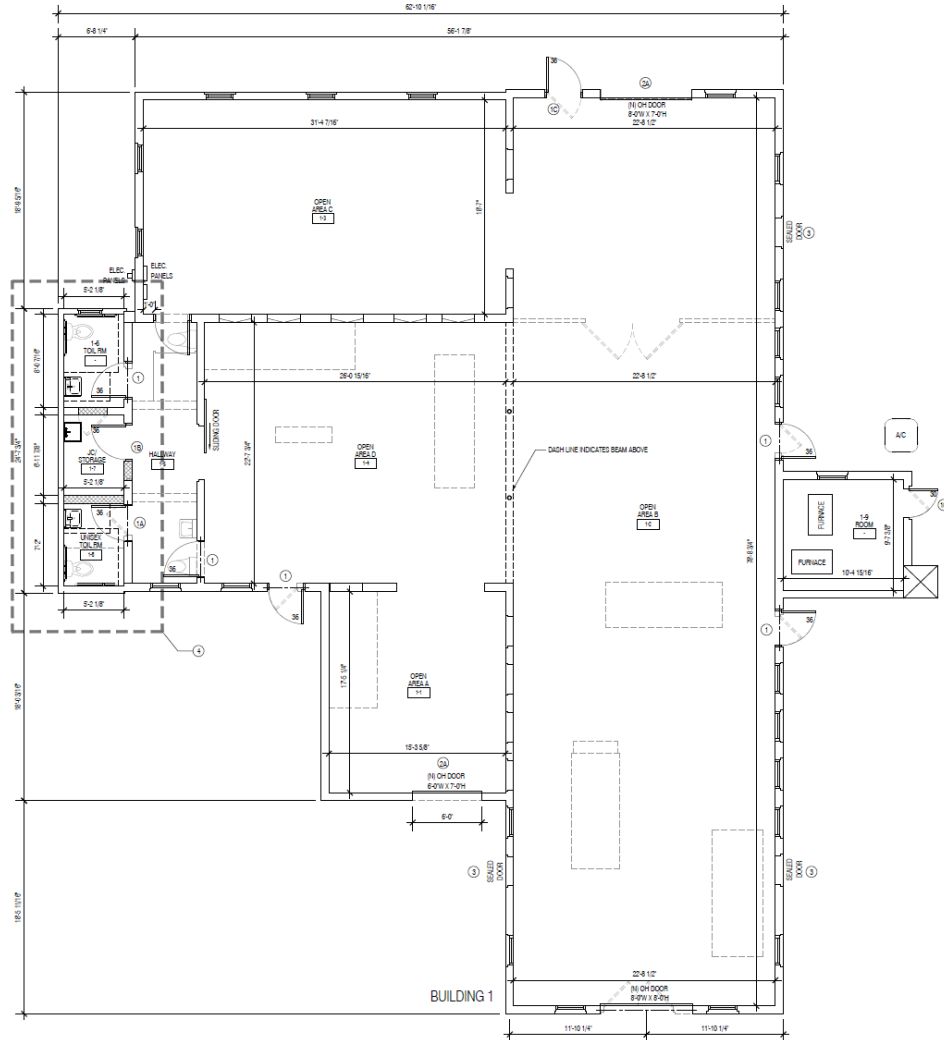
ROBERT ADAMS
Principal | Broker of Record
908.627.5400
radams@gardenstaterealty.net

DEREK GEE
Sales Associate
973.771.9548
dgee@gardenstaterealty.net

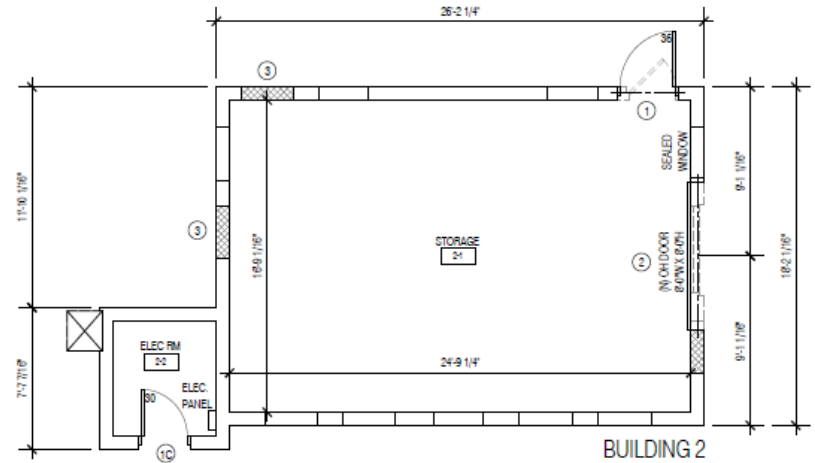
GARDEN STATE REALTY
204 Passaic Ave, Suite 1
Fairfield, NJ 07004
973.846.0300 | gardenstaterealty.net



Building 1



Building 2

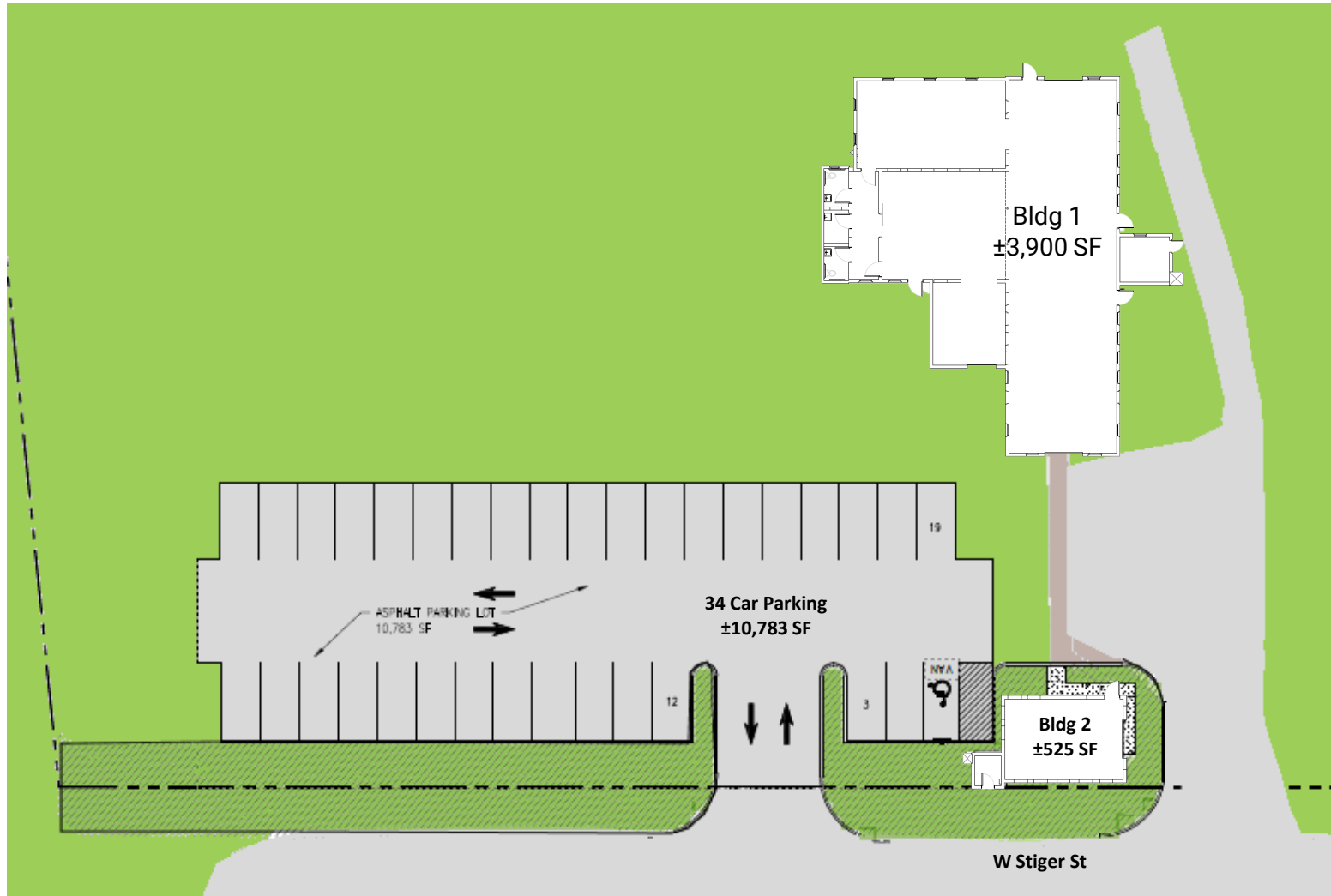


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Concept Site Plan



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