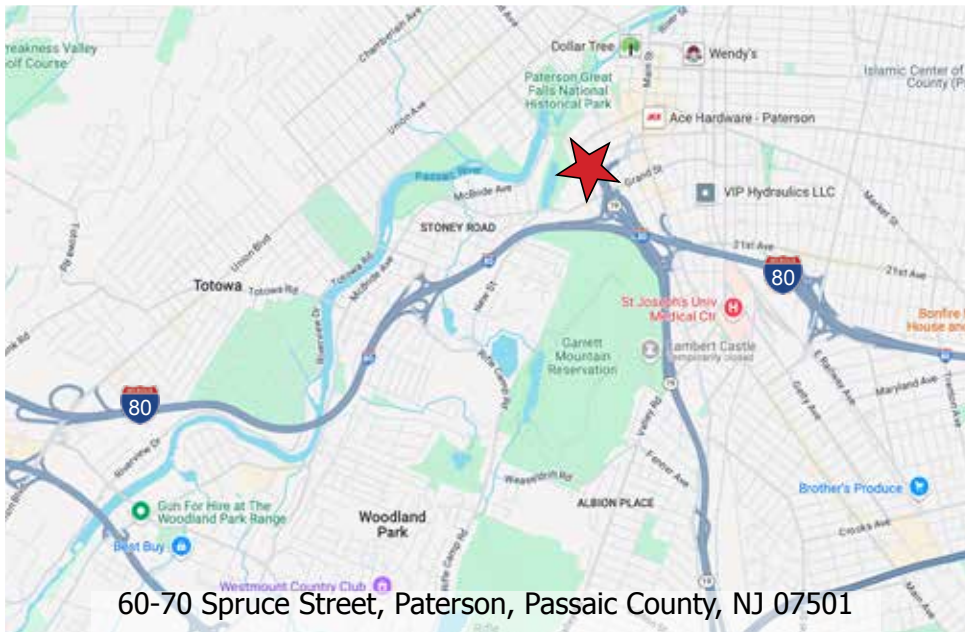


By Order of the US Bankruptcy Court

# AUCTION

## GREAT FALLS INDUSTRIAL PARK 230,000+/- SF OF COMMERCIAL SPACE



60-70 Spruce Street, Paterson, Passaic County, NJ 07501

**NOVEMBER 26<sup>TH</sup>**  
PATERSON, PASSAIC COUNTY, NJ



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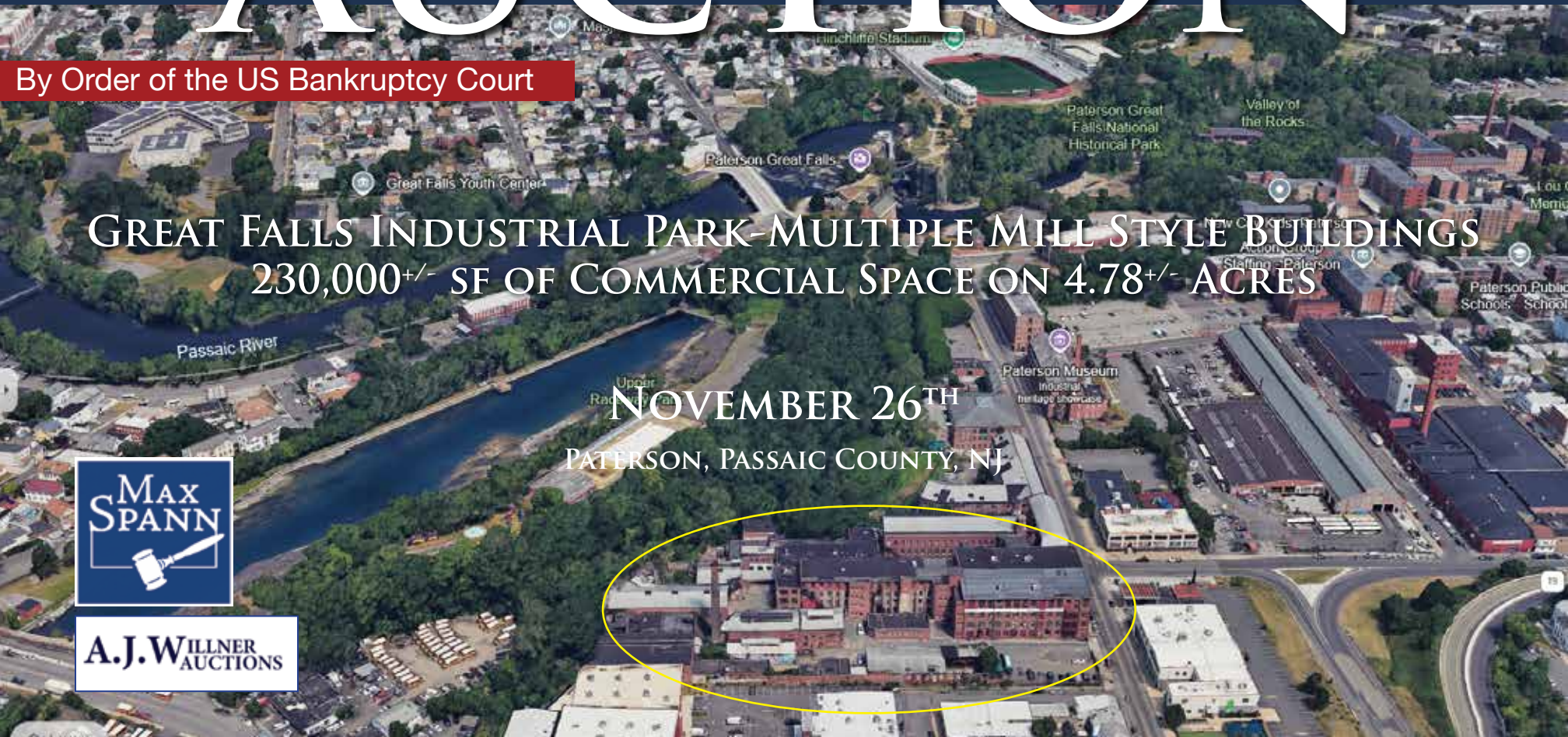


# AUCTION

By Order of the US Bankruptcy Court

## GREAT FALLS INDUSTRIAL PARK-MULTIPLE MILL STYLE BUILDINGS 230,000+/- SF OF COMMERCIAL SPACE ON 4.78+/- ACRES

**NOVEMBER 26<sup>TH</sup>**  
PATERSON, PASSAIC COUNTY, NJ



By Order of the US Bankruptcy Court

Eric R Perkins, Becker LLC, Chapter 7 Trustee

# GREAT FALLS INDUSTRIAL PARK MULTIPLE MILL STYLE BUILDINGS

230,000+/- SF OF COMMERCIAL SPACE  
ON 4.78+/- ACRES

Online Auction: Bidding Concludes Tuesday,  
November 26, 2024 at 11 am

**PROPERTY PREVIEWS 12 to 2 PM:**  
Tuesday November 12<sup>th</sup> & Monday, November 18<sup>th</sup>  
60-70 Spruce Street, Paterson, Passaic County, NJ 07501



THE GREAT FALLS HISTORIC DISTRICT ALLOWS FOR NUMEROUS COMMERCIAL USES EVENT HALL, EXPOS, WEDDINGS, CORPORATE EVENTS, INDIVIDUAL PROFESSIONAL SUITES, FILM STUDIOS, MUSIC STUDIOS, LIGHT INDUSTRIAL, CONTRACTORS WAREHOUSE

- **Historic Significance:** The property, known as The Art Factory, is a historic complex dating back to the mid-1840s. Originally built for the American Hemp Co., it features high ceilings, large antique windows, and original brick walls. Movie scene filming location for the "The Irishman" and "West Side Story"
- **Creative Hub:** The complex is home to a vibrant community of artists, filmmakers, photographers, and other creative professionals. It offers a variety of studio spaces, workshops, and event venues.
- **Prime Location:** Located adjacent to the Great Falls National Historic Park and just off Interstate 80, the site provides easy access to Newark Liberty International Airport and the George Washington Bridge.

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