

**28 Cordier Street,**  
Irvington, NJ 07111  
**FOR SALE and LEASE Industrial Property**



**Property Description**

We are pleased to present this industrial opportunity available for your business operations.  
Unit A consists of total 11,000 SF building consisting of 8,308 SF of ground-floor space and 3,000 SF of second-floor office area. It includes three drive-in doors. Unit B consists of 1,595 SF with a garage door while Unit C offers 2,123 SF with a garage door. The 0.59 acres of land property is fully fenced with one access gate providing safety and security.

The site has all public utilities, including electricity, gas, water, and sewer services. Equipped with 480 amps, heavy three-phase power, public water/sewer, and natural gas.

The Owner/Owners would consider flexible sale terms, tailoring them to meet the specific needs of the Buyer and their financial capabilities.

This real estate holding presents a good opportunity, whether you're considering it for an investment or as a business owner.

Located within the M-3 Heavy Industrial, which permits various industrial uses such as equipment repair, distribution, storage, manufacturing, processing, logistics, recycling as well as. This property's convenient location provides easy access to Route 78 which is 0.3 miles away and 0.7 miles away from the Parkway.

This presents an opportunity for businesses seeking a strategic location to downsize, expand, or establish their operations in the industrial section of Irvington.

For additional details or to arrange a site visit, please get in touch with us. We are happy to assist you in locating a property for your business operations.

**Offering Summary**

Lot Size:	0.59 Acres
Building Size:	11,308 SF
Tax (2024):	\$37,182.00
Zoning:	Heavy Industrial
Availability:	Immediately
Garage Doors:	5

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