

GREAT INVESTMENT OPPORTUNITIES

PORTFOLIO PROPERTY SALE:

**74 - 100 W Sheffield Ave
Englewood NJ**



Contact



SJGROUP PROPERTY

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ENGLEWOOD NJ 74 West Sheffield

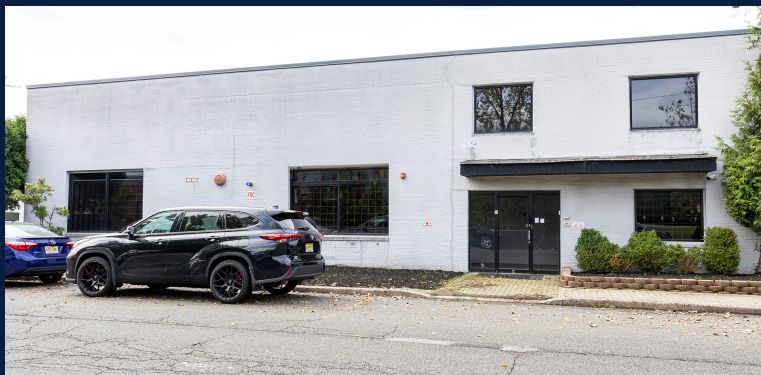
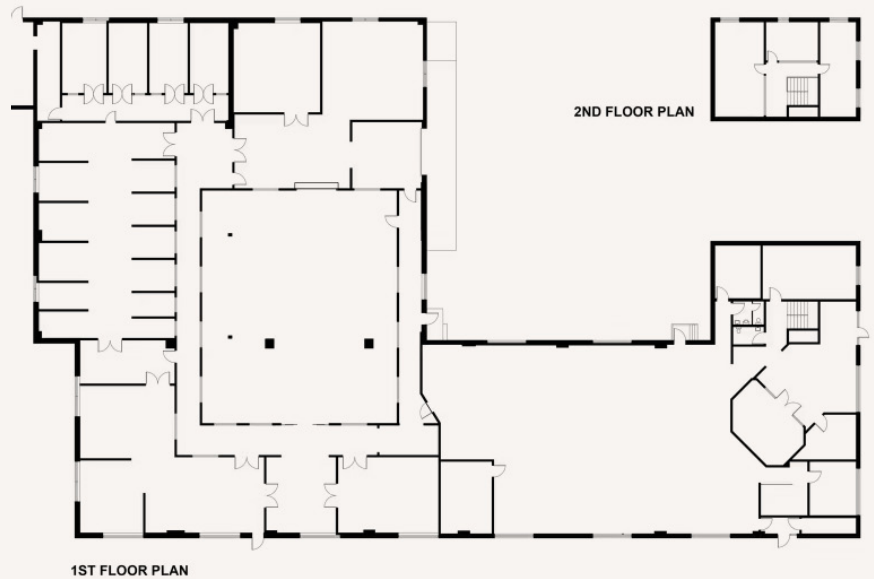
74 W Sheffield Ave

Building 74 is situated on approximately 42,000 sq ft lot consisting of 20,000 sq ft of Ground Floor and 995 sq ft of built in mezzanine for office use with current ceiling height of 14 ft. Previously used as Light Manufacturing for skincare products, this building is zoned for Research, Industrial & Medical Facility (RIM). With the maximum allowed building height of 75 ft and 23 parking lots, existing zoning that allows any R&D, Wholesale, Studio, Office, Medical/Wellness Center, Hotel, Senior Housing or any other uses that fit under RIM category are permitted.

- **Type:** Light Manufacturing Warehouse
- **Ground SF:** 19,475 SF
- **Office Mezz:** 995 SF
- **Ceiling Ht:** 14'
- **Zoning:** RIM (Research, Industrial, Medical)
- **Lot Size:** 42,651 SF
- **Power:** 1600 Amps/Heavy
- **Drive Ins:** 2
- **Parking:** 23
- **Commute:** 20 mins Drive from NYC
- **Previous Use:** Manufacture in Skincare

FLOOR PLAN

74 WEST SHEFFIELD AVE



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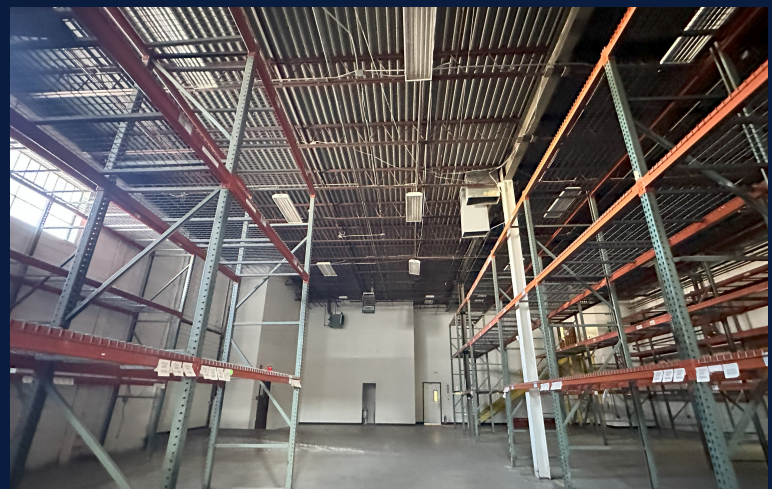
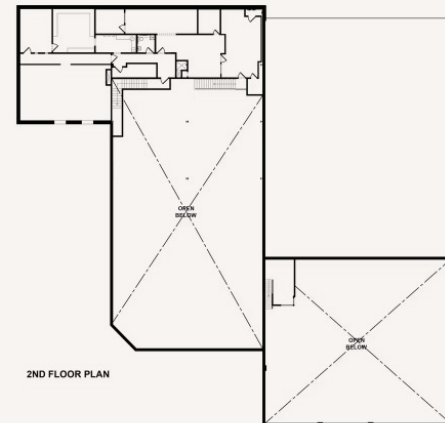
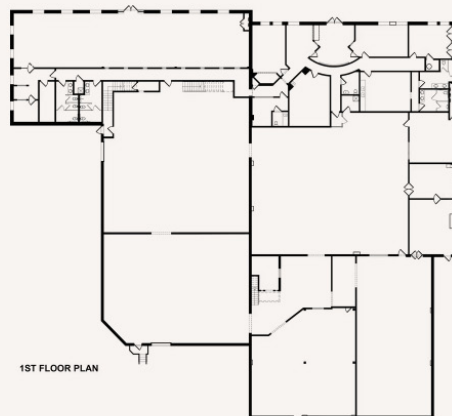
88-100 W Sheffield Ave

Building 88-100 is situated on approximately 56,000 sq ft lot consisting of 24,530 sq ft of Ground Floor and 4,051 sq ft of second floor office space with 20 ft ceiling height. Also used as the same Light Manufacturing facility, this building has Overlay Zoning which allows various business uses from Multifamily Dwellings, Hotels, Bank, Restaurants, Retail, and many more aside from the RIM use. This building has 2 loading docks and 24 parking spaces available which is ideal for many possibilities on the use.

- **Type** : Light Manufacturing Warehouse
- **Ground SF** : 24,530 SF
- **Office Mezz** : 4,051 SF
- **Ceiling Height** : 20'
- **Zoning** : RIM (Research, Industrial, Medical) PUD-1 (Planned Unit Development Overlay)
- **Lot Size** : 55,901 SF
- **Loading Docks** : 2
- **Column Spacing** : 23'w x 30'd
- **Parking** : 24
- **Power** : 400 Amps
- **Sprinklers** : Yes

FLOOR PLAN

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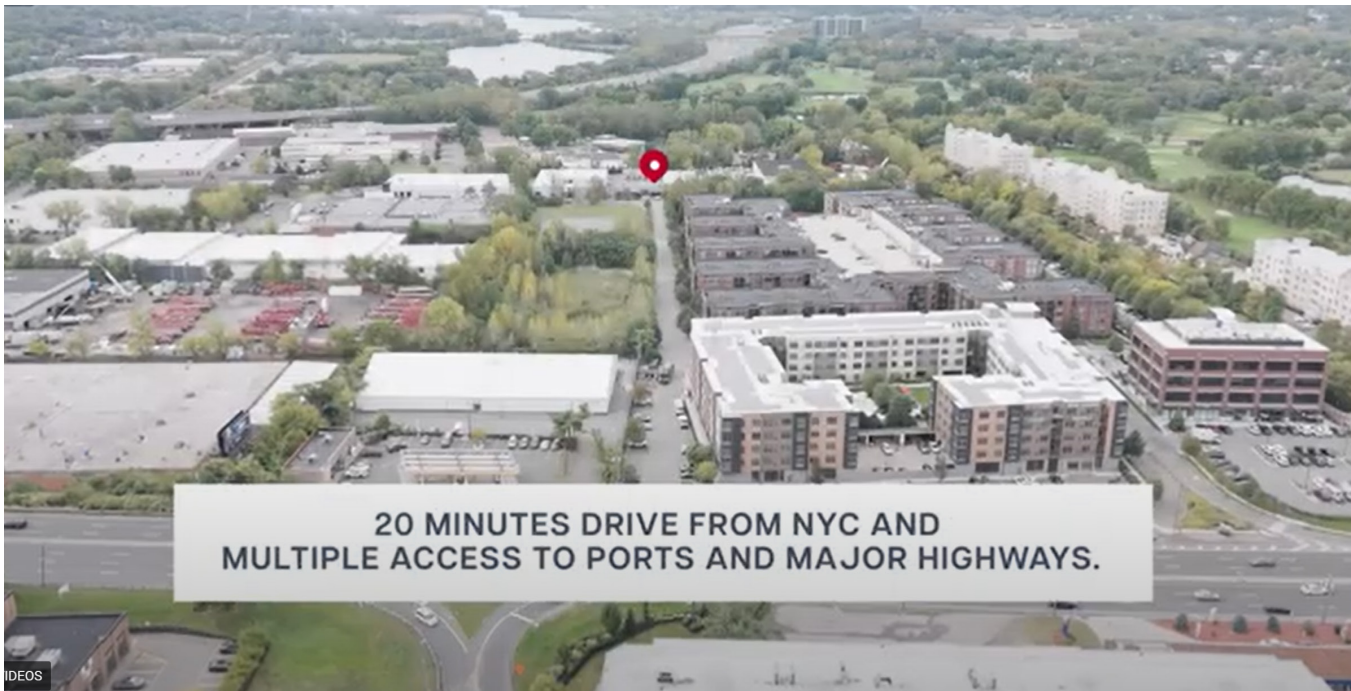
ONLY 20 MINS FROM NYC GREAT LOCATION

Only 20 minutes drive from NYC and multiple access to ports and major highways, inquire on this great opportunity to own a valuable real estate investment today!

Zoning

Already equipped with light manufacturing facility but with the PUD-1 zoning, you have the opportunity to develop into a variety of different uses.

Suitable for End users in Manufacturing & Warehouse purposes. Delivered Vacant.



www.88westsheffield.com

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