

# 500

## US-46

CLIFTON, NJ 07011

**±50,000 SF INDUSTRIAL WAREHOUSE FOR LEASE**



## ASSET OVERVIEW

This property is comprised of a ±50,000 SF industrial building on ±2.11 acres located at 500 US-46, Clifton, New Jersey. The building is a single tenant industrial warehouse building with 17'-20' clear ceiling heights (warehouse), 7 loading docks, 1 drive-in, 71 surface parking spots/outdoor storage, 1200 amps electrical service and a wet sprinkler system. The building is available for lease immediately.

Situated in northern New Jersey's greater Clifton submarket, this industrial property is ideally located on Route 46 with close proximity to Routes 3, 21, I-80 and the Garden State Parkway.

## PROPERTY SPECIFICATIONS

Immediate Occupancy



±5,000 SF Office

Electric: 1200 amps



35,000 SF 20' Clear  
10,000 SF 17' Clear

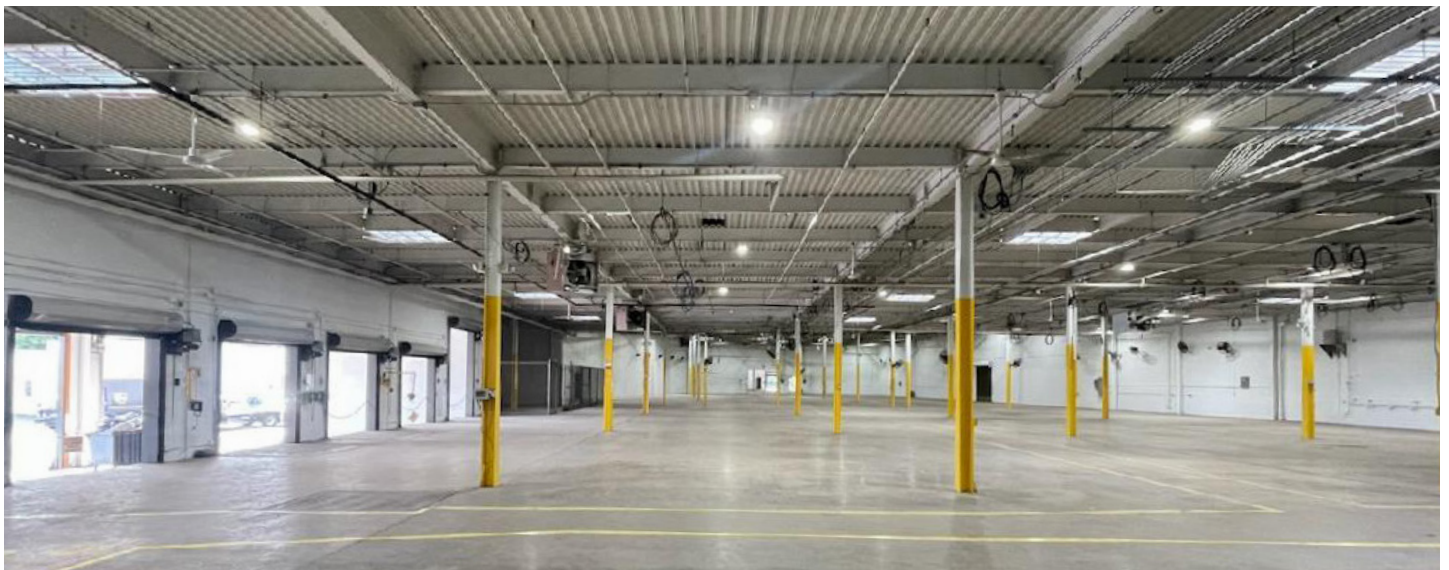
7 Loading Docks, 1 Drive-In



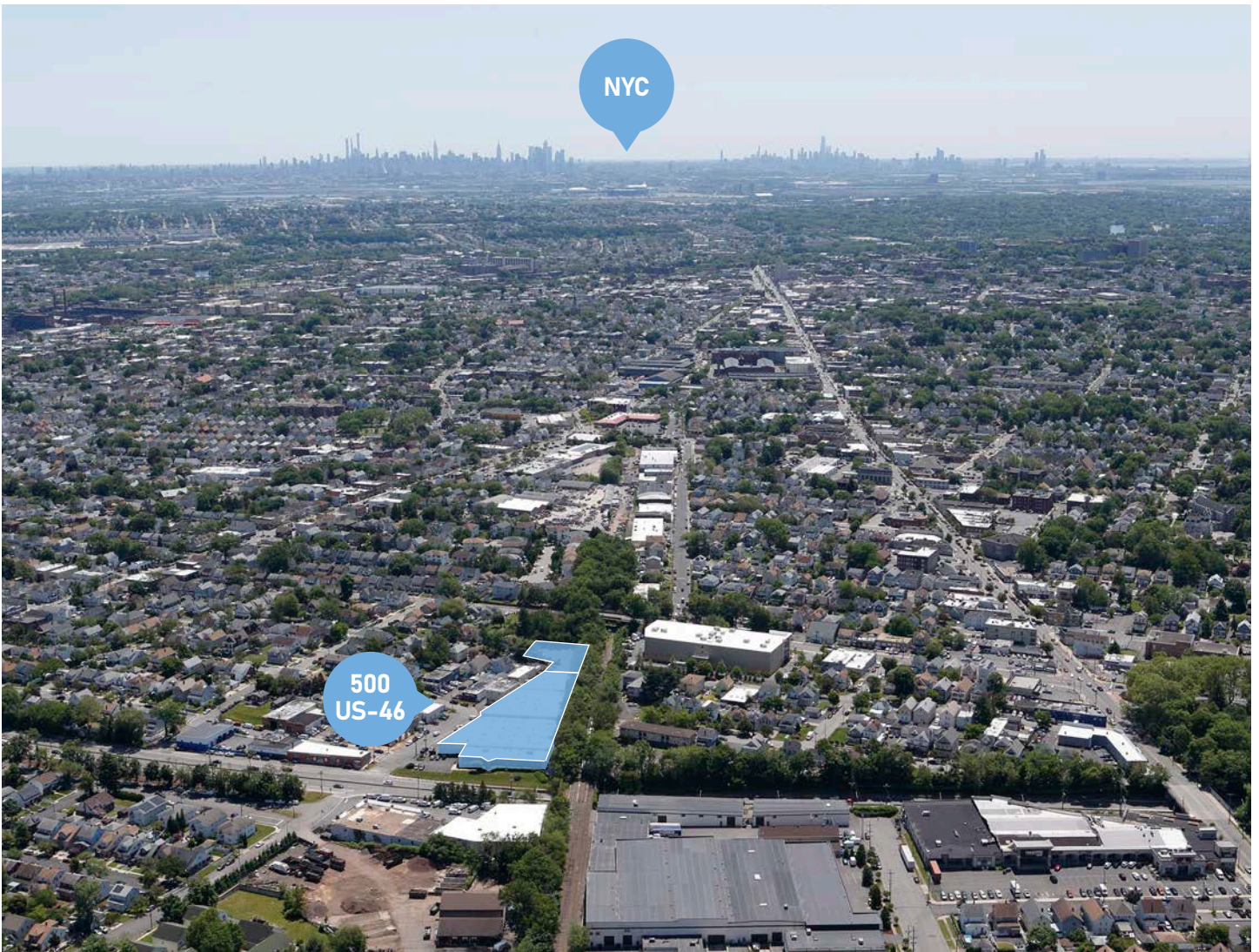
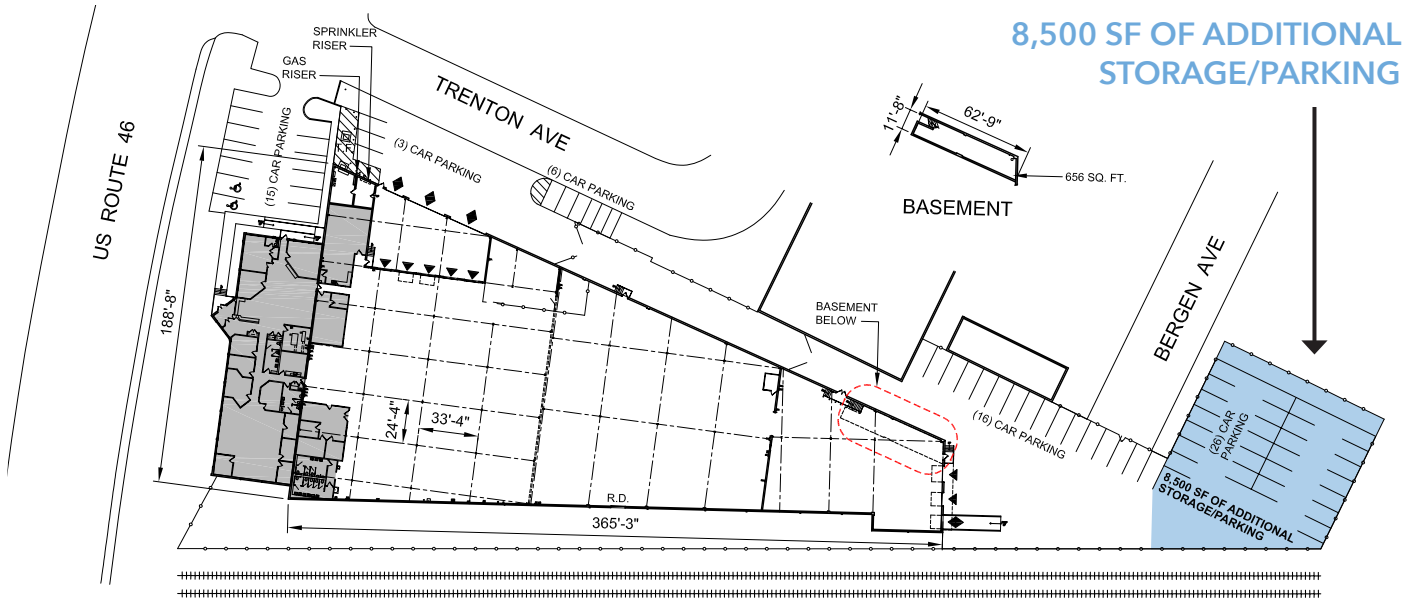
Wet Sprinkler

## CAPITAL IMPROVEMENTS COMPLETED

- FULLY WHITE BOXED (including warehouse painting, motion sensor LED lighting)
- NEW ROOF
- NEW DOCK PACKAGES
- FULL EXTERIOR UPDATE (including painting, paving, and landscaping)







# HIGHWAY ACCESS



## KEY DESTINATIONS

GARDEN STATE PARKWAY	4 MINUTES	ROUTE 21	5 MINUTES
INTERSTATE 80	5 MINUTES	ROUTE 3	5 MINUTES



## CONTACT EXCLUSIVE BROKERS

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