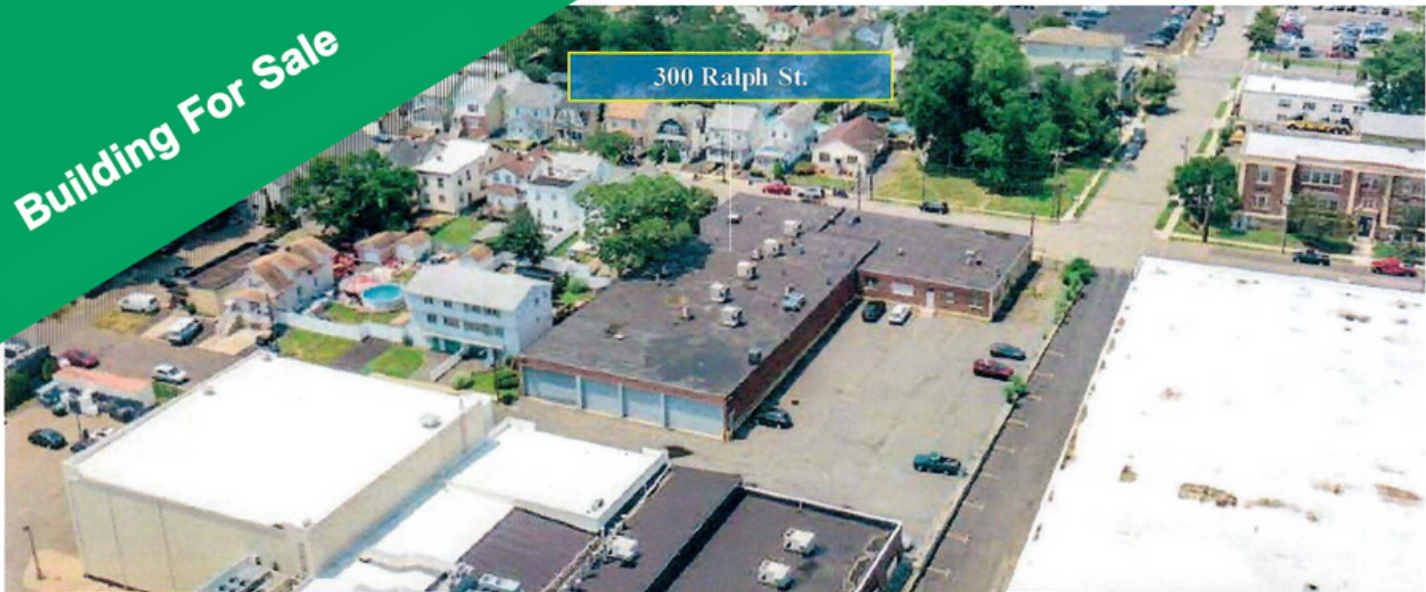


**Building For Sale**

300 Ralph St.



# 300 Ralph Street

300 Ralph Street, Belleville, NJ 07109

## BUILDING DETAILS

### Property Overview

<b>Size</b>	23,000 sq. ft.
<b>Year Built / Renovated</b>	1960/1984
<b>Site Area</b>	+/- 1.03 acres
<b>Parking</b>	50 spaces
<b>Ceiling Height</b>	14' clear
<b>Loading</b>	5 Interior TG

### Upside Potential

Fully Leased by Single Tenant thru 3/1/25.  
One 3 year Landlord Favorable option at FMV

### Key Features

- Freestanding all brick, airconditioned industrial building
- Excellent location with access to NJ-21 (0.5 mi), NJ-3 (2.5 mi), NJ Turnpike (7 mi), and Garden State Parkway (7 mi)
- Conveniently positioned just 15 minutes from New York City
- Expansion possibility for up to 5,500 SF of additional space

## Contact Us For More Information

### Brian Scheuer

brian@chausrealty.com  
c. 201-232-1979  
o. 201-288-8818

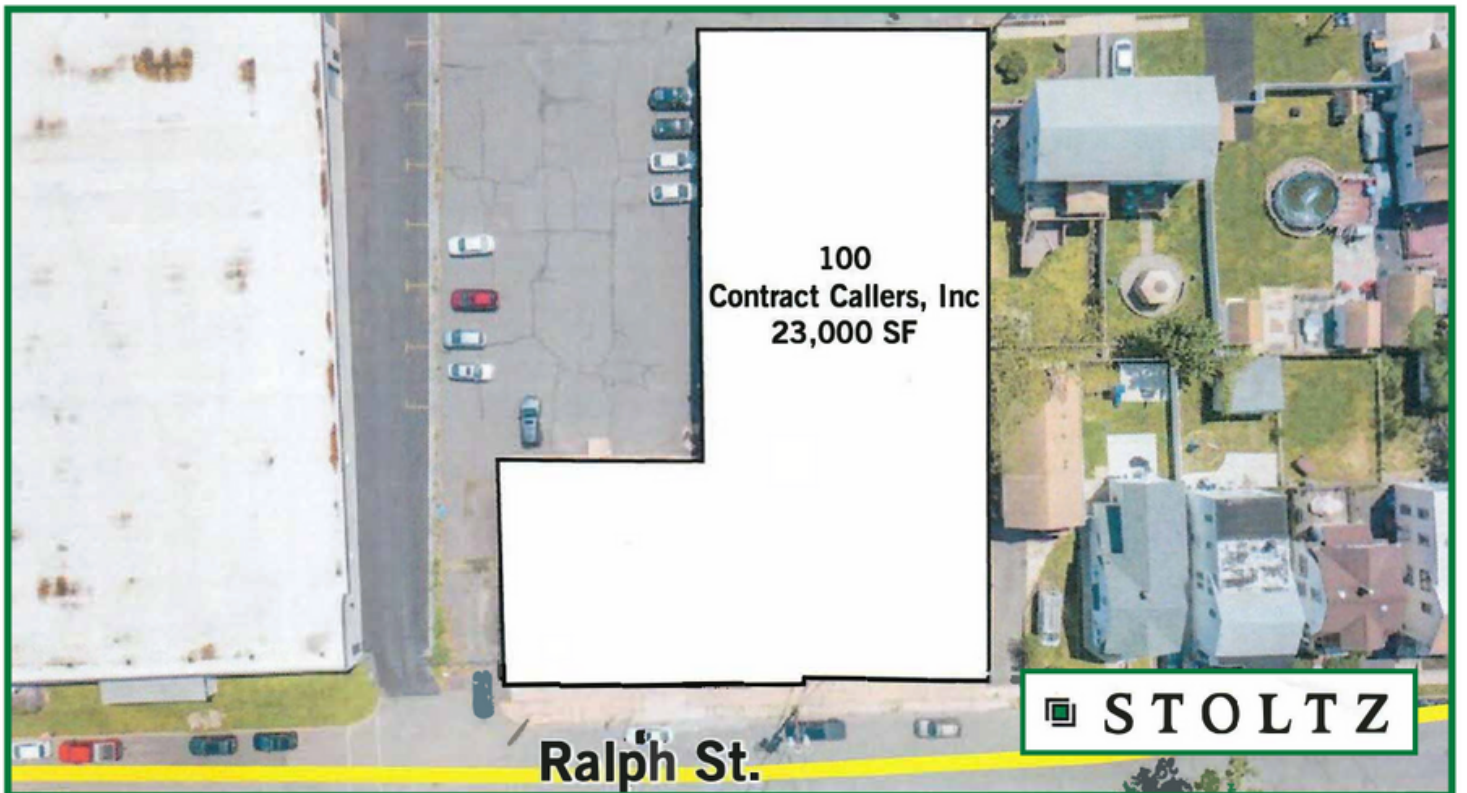
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CHAUS REALTY LLC



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