

EMILY ABDY
REALTY GROUP SINCE 1959



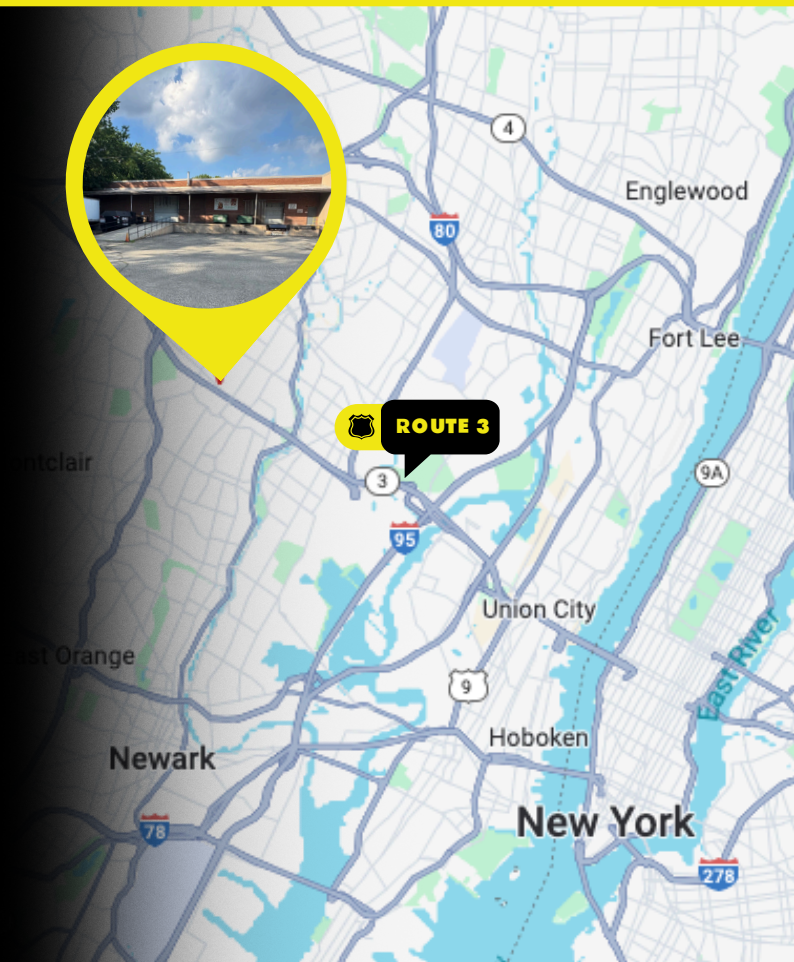
**350 ALLWOOD RD
CLIFTON, NJ 07012**

AVAILABLE FOR LEASE

40,000 SF Free
Standing Warehouse

Base Rent
\$17.95 PSF NNN

Taxes & Insurance
\$2.00 PSF



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REALTY GROUP SINCE 1959

RICHARD ABDY
C. 973-632-7307
richard@abdyrealty.com

KENNETH ABDY
C. 973-632-8602
ken@abdyrealty.com

PROPERTY HIGHLIGHTS

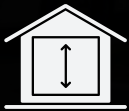
40,000 SF Building featuring a small retail outlet, finished office & clean room, heavy power, 3 dock loading platform, and a drive-in ramp. Immediate **Route 3 and NYC access** with ample employee/customer parking (35) and side yard for excess trailer or material storage.



40,000 SF



**OFFICE SPACE & SMALL
RETAIL OUTLET**



18' CEILINGS



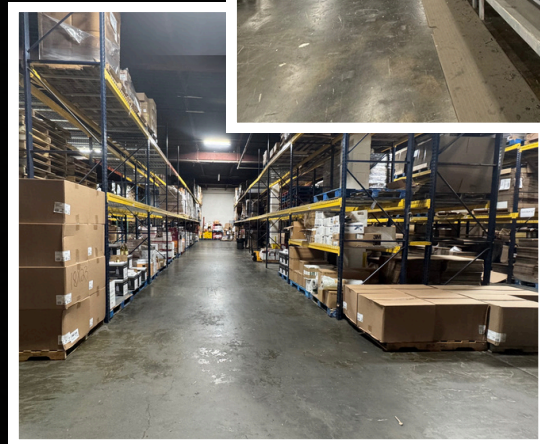
**3 DOCK LOADING PLATFORM
+ DRIVE IN RAMP**



ZONING : M-2 INDUSTRIAL



35 PARKING SPOTS



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