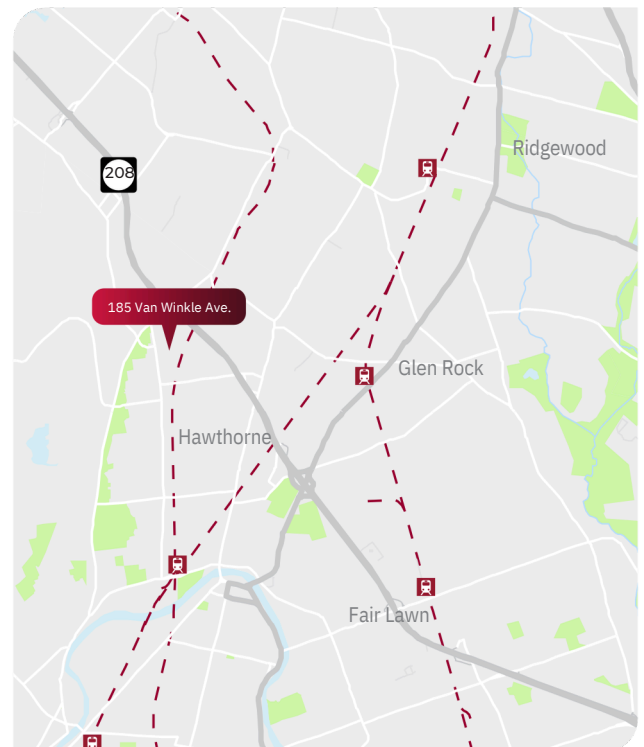


FOR SALE OR LEASE
185 VAN WINKLE AVENUE
HAWTHORNE, NJ 07506



PROPERTY OVERVIEW

BUILDING SF:	+/- 26,721 SF
AVAILABLE SF:	+/- 26,721 SF
OFFICE SF:	+/- 2,500 SF
LAND:	1.5 acres, fenced and paved
LOADING DOCKS:	3 tailgates
DRIVE-IN DOORS:	5
SPRINKLER:	Dry system
ZONING:	I-1 Industrial



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

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C 862.800.2482

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AERIAL MAP



COMMENTS

- +/- 26,721 SF industrial building situated on 1.5 acres.
- A great potential owner/user opportunity for manufacturing, light manufacturing or warehousing uses.
- Immediate access to Route 208.
- 15,000 SF of parking space in the back

Leasing space from 10,000 SF

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