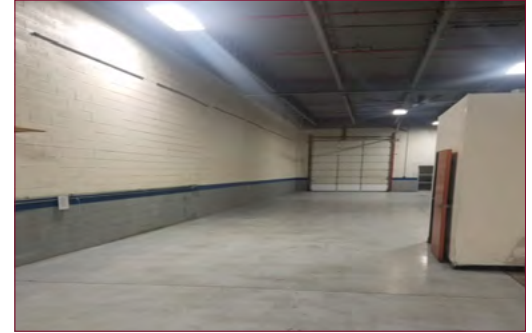
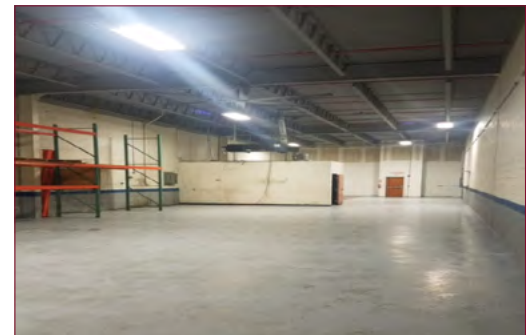


INDUSTRIAL SPACE AVAILABLE FOR LEASE



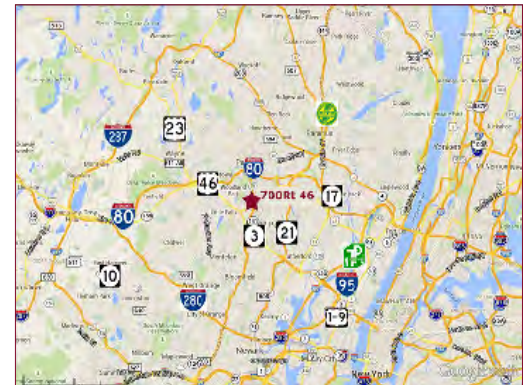
Cross Dock Available



PROPERTY FEATURES

Approx. 4,000 SF

- Available Immediately
- 18' Clear ceiling height
- Man door w/24 hour access
- 1 Drive-in 14' door
- 2 Bathrooms
- Utility closet w/sink
- 20-30 Positions for racking
- Fully heated
- 200 AMPS service
- Dry sprinkler
- 4 Truck parking spots
- Extra storage available
- M-2 (*General Industrial*) Zoning
- Proximity to Routes 3, 21, 46, 80, Garden State Parkway, NJ Turnpike, Lincoln Tunnel, George Washington Bridge and the Meadowlands



ASKING RENTAL RATE: \$9.25 PSF NNN

Contact Our Exclusive Agent:

NANCY STANTON-TUCKMAN
OFFICE: 973.884.4444 x19
MOBILE: 973.216.7107
NTuckman@newmarkrealestate.com

2017 Newmark Associates, CRE, LLC. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.