

INDUSTRIAL FOR SALE



AVAILABLE SPACE FOR **USER** PLUS RENTAL INCOME

AVAILABLE SPACES

Approx. 42,500 SF

Approx. 29,000 SF Currently Leased

- Building Demised into 5 Units
- Available Immediately
- Rental: \$7.00 PSF NNN
- 2014 Taxes \$1.50 PSF
- Approx. NOI \$185,000
- Sale Price: \$3,900,000

BUILDING FEATURES

- Building Size: Approx. 42,500 SF
- L-2 Zoning
- Single Story
- 17' - 30' Ceiling Heights
- 7 Loading Docks
- 2 Drive-in Doors with Ramps
- 1 Van Height Door
- Abundant Parking
- Excellent Tractor-Trailer Turnaround

EXCLUSIVE AGENTS

For further information or to arrange an inspection, please contact:

Jody Riback

Office: 973.884.4444 x 14

Mobile: 973.641.1987

JRiback@newmarkrealestate.com

Nancy Glick

Office: 973.884.4444 x 34

Mobile: 973.477.6514

NGlick@newmarkrealestate.com

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