

INDUSTRIAL WAREHOUSE AVAILABLE FOR SALE OR LEASE

6 CHELSEA ROAD

CLIFTON, NJ

SPACE

Total:20,164 SF
Office area:3,520 SF
Warehouse area:16,644 SF

LOADING

2 loading,1 drive-in

CEILING HEIGHT

Various

COLUMN SPACING

Various

ZONING

M-2

LOT SIZE

1.43 acres

SPRINKLER

Fully wet system

SALE PRICE

\$4,000,000

LEASE PRICING

Contact broker for details



BUILDING HIGHLIGHTS

- Roof recently replaced
- Two zone air-conditioned office area
- Utilities: Gas, Electric, Sewer

LOCATION OVERVIEW

- Easily accessible to Routes NJ-3, NJ-21, US-46 and Garden State Parkway.
- Newark International Airport - 25 minutes
- Lincoln and Holland Tunnels - 35 minutes
- New York City - 40 minutes

CONTACT INFORMATION

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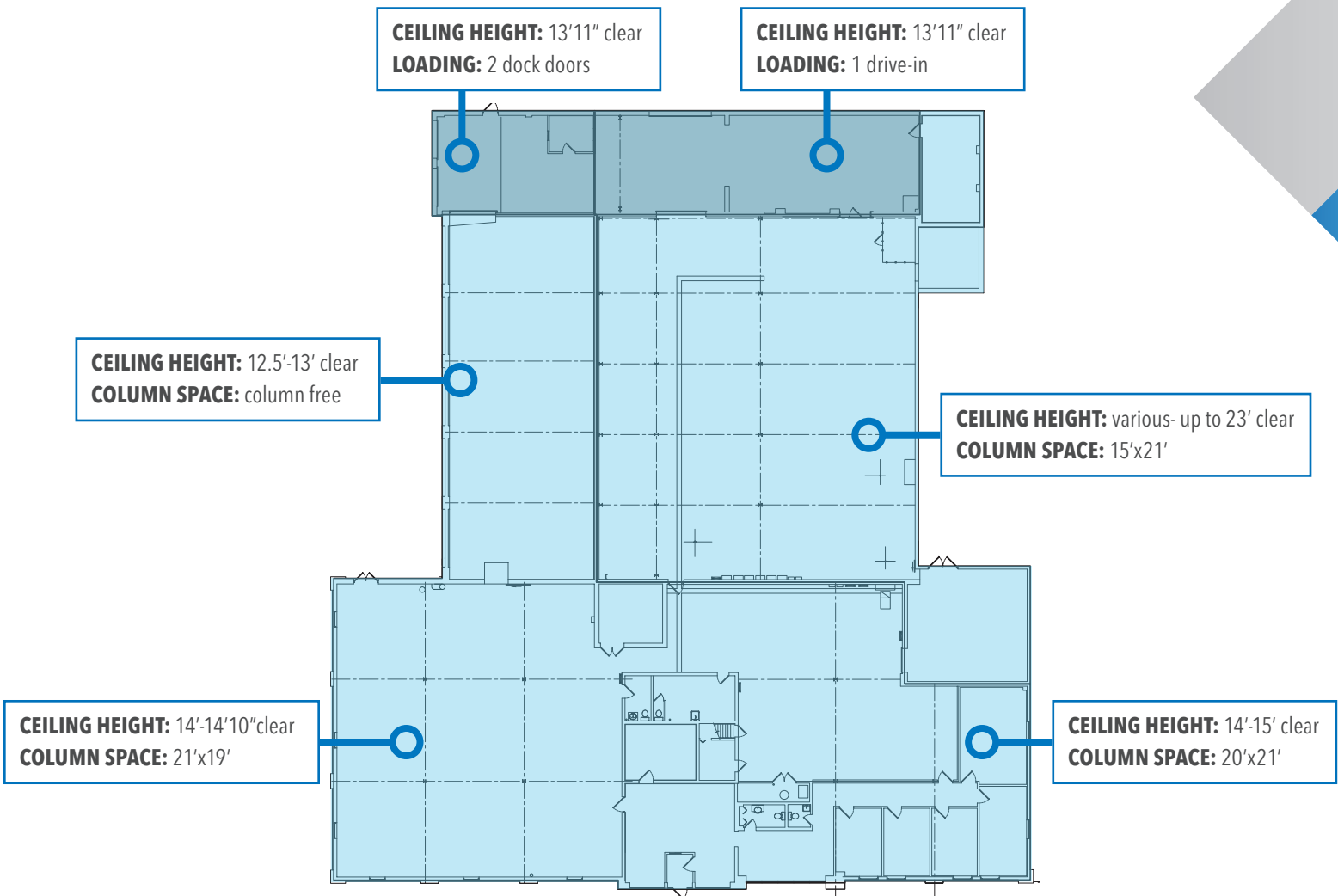
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FLOORPLAN

FULL BUILDING: 20,164 SF



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