

7,074 GROSS SF OFFICE/FLEX



Specifics

- User or Investor Opportunity
- Zoning - Business "A" District
- Block/Lot(s) - 89/22-27
- On-grade overhead door
- Generator - 50 KW Kohler Natural Gas (2008)
- Near corner of West Passaic Street
- 15 Parking spaces on site
- Street parking available
- Surplus parking available across the quiet street

Property Highlights

- Very well maintained
- Generator can run the entire building
- Additional windows can be added
- Level 1 flexible office with on-grade door
- Level 2 open efficient office layout
- New rooftop HVAC unit installed in 2015
- Electric car charging station
- Single or multi-tenant possibilities

Proximity

- 2/10 of a mile from Route 17
- 3/10 of a mile from Garden State Plaza
- Great access to Route 4, 208, GSP, Route 80
- Walkable to numerous restaurants/banks/shopping
- NJ Transit bus stop servicing NYC nearby

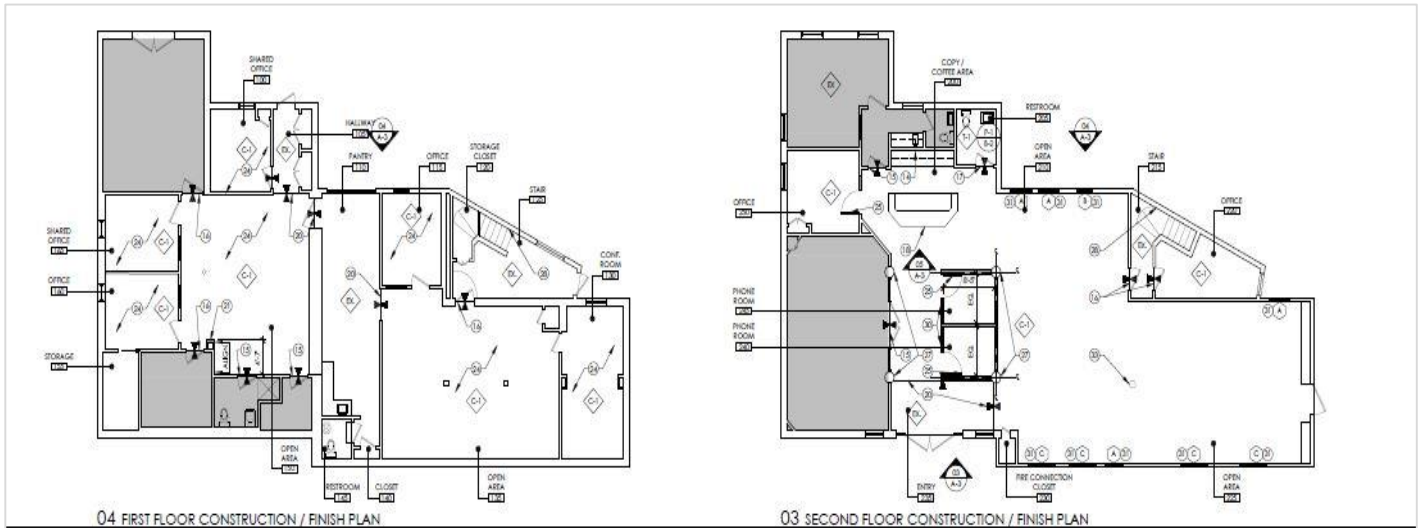
Back of building showing 2nd floor



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