

INVESTMENT SALE  
3 Building Industrial Portfolio  
3.3 Acres

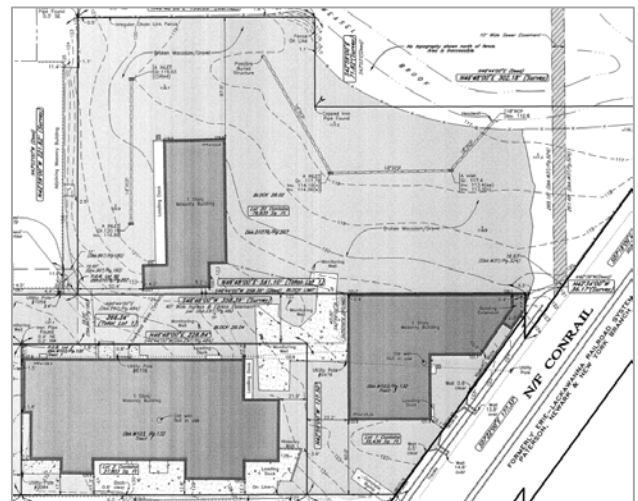


**310, 314 & 316 (Rear) Colfax Ave**  
Clifton, New Jersey

**Net Operating Income: \$275,525**  
**(All Gross Leases)**

## Property Features

- New to the Market
- Fully Tenanted Investment Property
- Located on 3.3 Acres with Truck Parking & Outdoor Storage
- Building Sizes: 16,402 sf, 9,300 sf & 6,000 sf
- Total square footage: 31,702 sf
- Total of 10 separate Units (9 Tenants)
- Zoning: Industrial (M-1) non residential
- Gas Heat in all buildings
- Located across the street from Clifton High School
- 0.25 Miles from the GSP and 3 Miles to Route 80



For Further Information Contact  
Exclusive Broker:

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