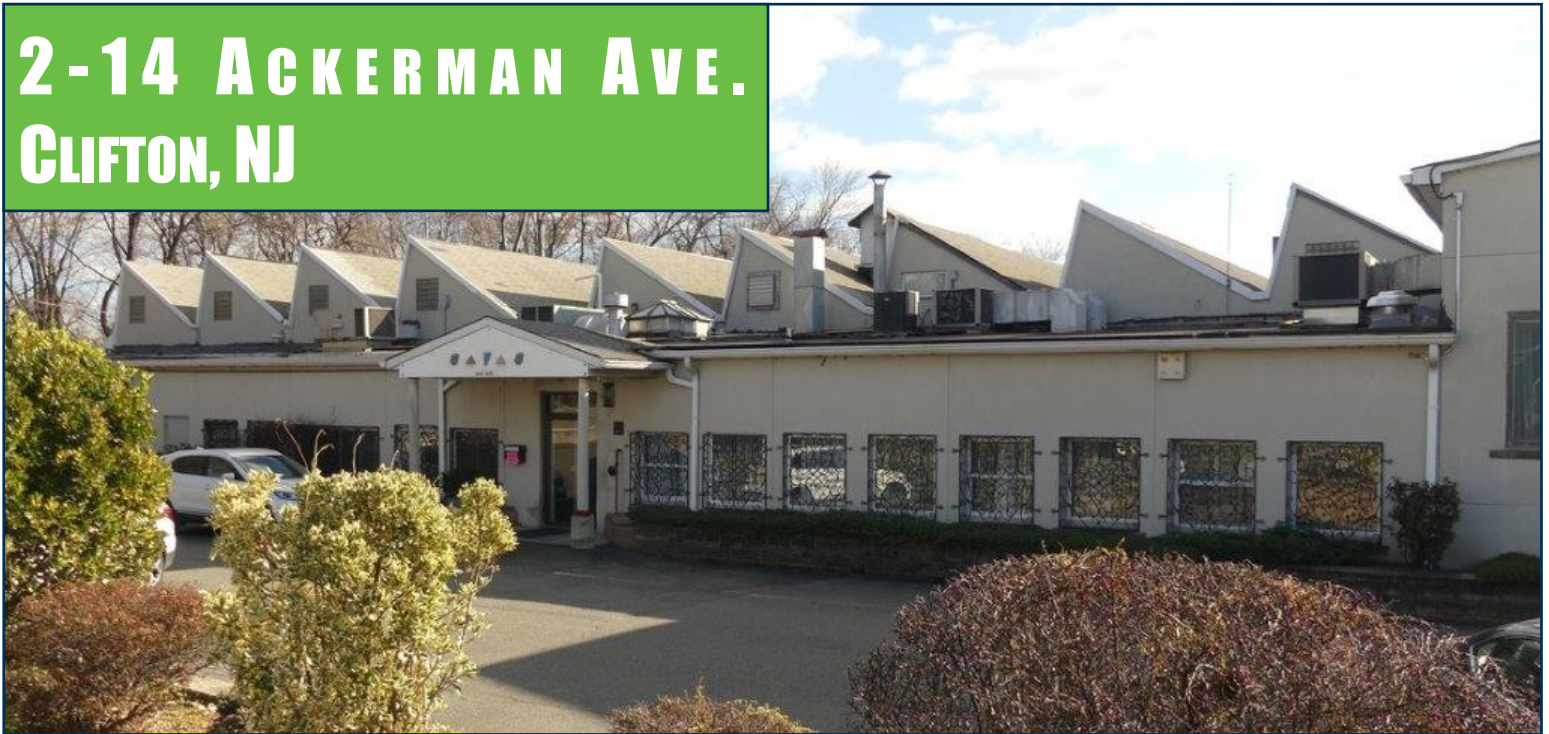


FOR LEASE



Brokerage • Management • Development

**2-14 ACKERMAN AVE.
CLIFTON, NJ**



SUMMARY

Property Size	5 Acres / 217,800 SF
Available	34,000 Square Feet
Property Type	Warehouse/Industrial
Zone	PD-3
Parking	Available On Site
• 14' Ceiling Height	
• 2 Drive In Doors	
• Shared Loading Dock	
• Heavy Power	
• Office Space Included	
Lease Price	\$8.50 NNN

PROPERTY

2-14 Ackerman Avenue is a 85,000 square foot industrial property occupied by multiple tenants. Some uses permitted in the zone include:

- Existing Industrial Uses
- Indoor and outdoor recreation facilities
- Public, semipublic and private generating plants

The building is sprinklered throughout.

LOCATION

2-14 Ackerman Avenue is located right off Rt. 21 in Clifton. Traffic counts at Ackerman Avenue and Rt. 21 exceed 64,000 vehicles daily.



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