

72,000 SQ. FT. WAREHOUSE
FOR SALE

400 WINANS AVENUE

HILLSIDE, NJ 07205



FOR SALE

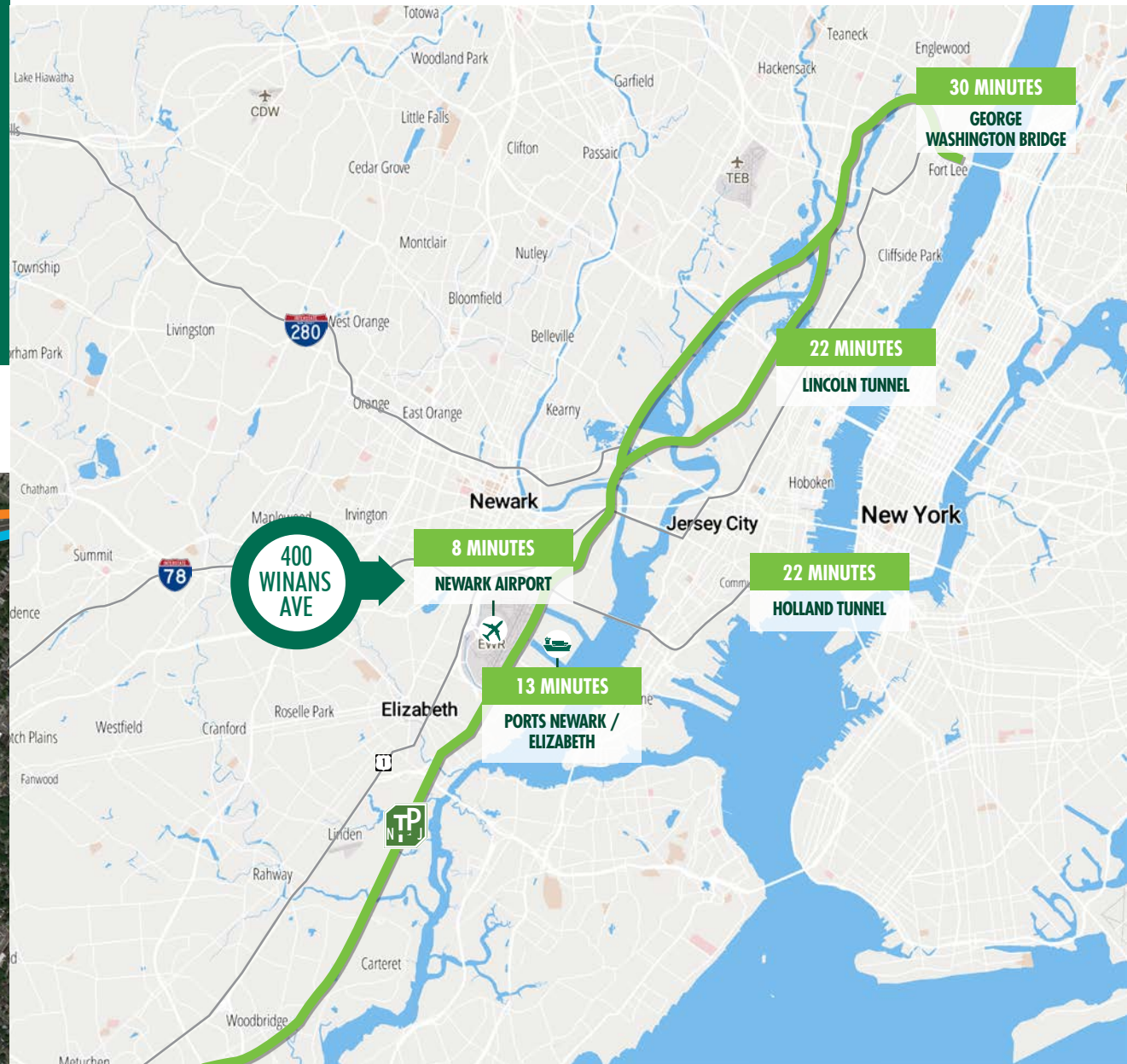
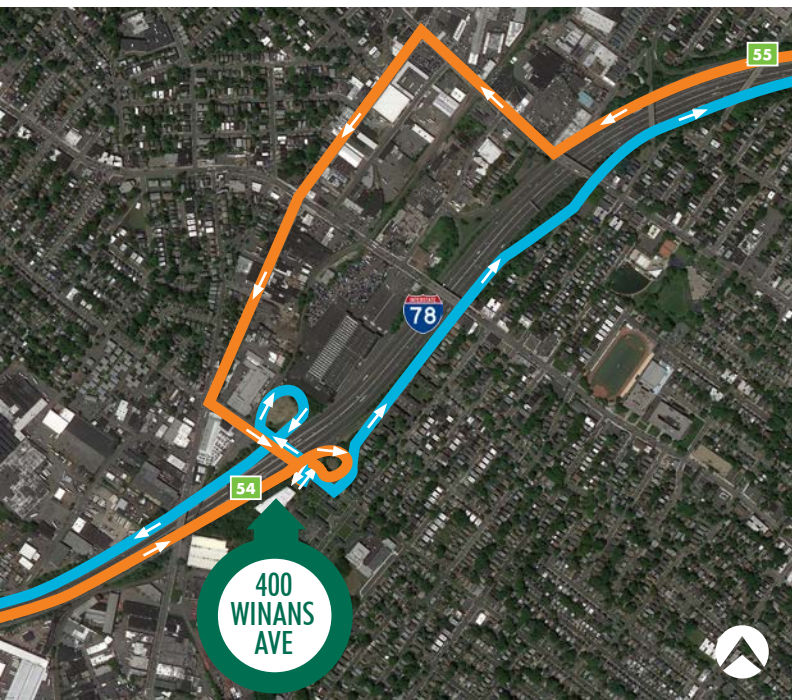
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PROPERTY DETAILS

- + 72,000 total sq. ft. / 2 story building
- + 2,160 sq. ft. office
- + 1st Floor: 36,000 sq. ft. / 20' ceiling height
- + 2nd Floor: 36,000 sq. ft. / 14'-18' ceiling height
(2nd floor accessible via 2 freight elevators - 10,000 lbs load capacity per each elevator)
- + 1.10 acres
- + 4 dock doors
- + 1 drive-in door
- + Wet sprinkler system
- + 10 car parking stalls
- + Occupancy six months after closing
- + Additional income from cell tower
- + Taxes: \$1.45 PSF (\$104,665)

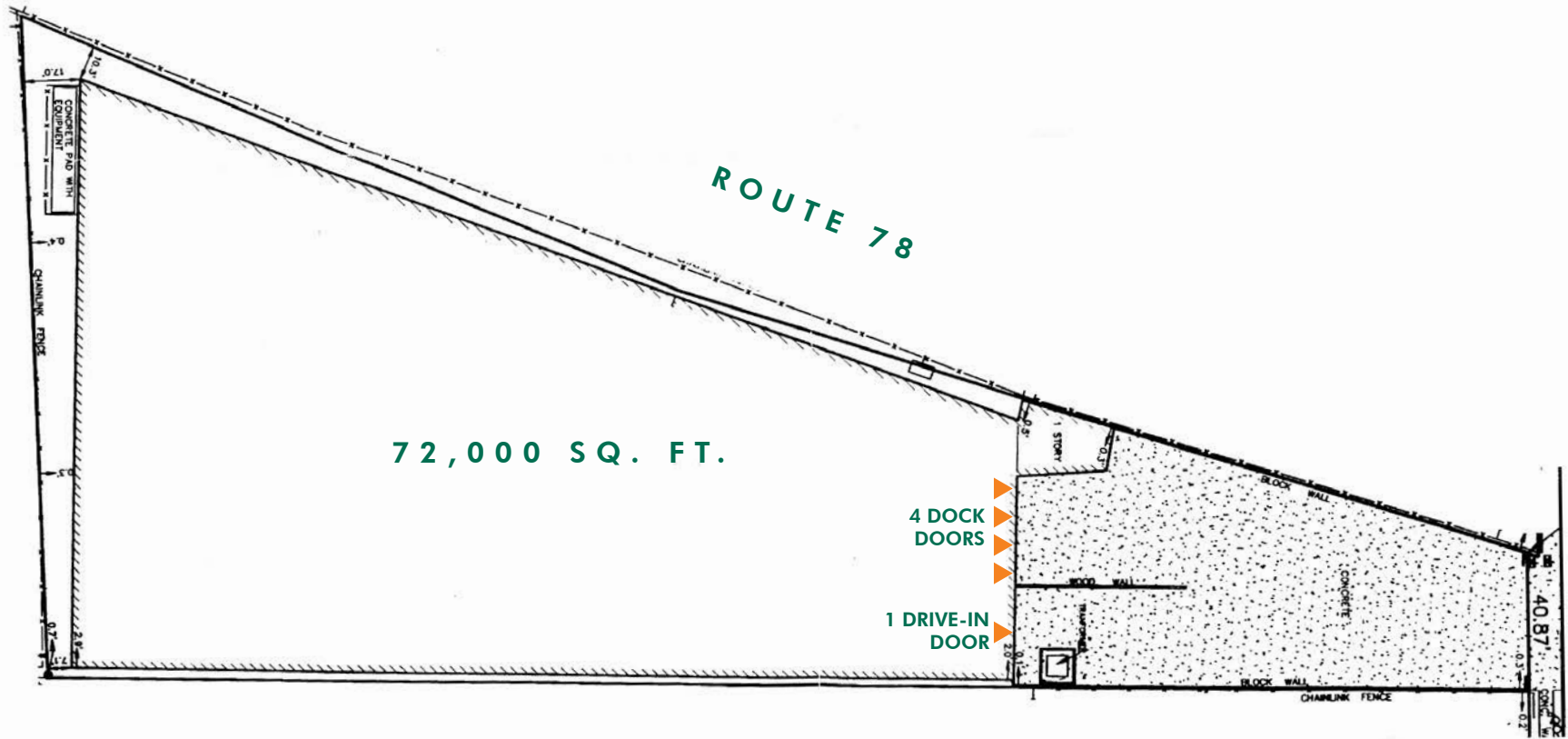
**LOCATED ON ROUTE 78 & MINUTES TO
NEWARK LIBERTY INTERNATIONAL AIRPORT**



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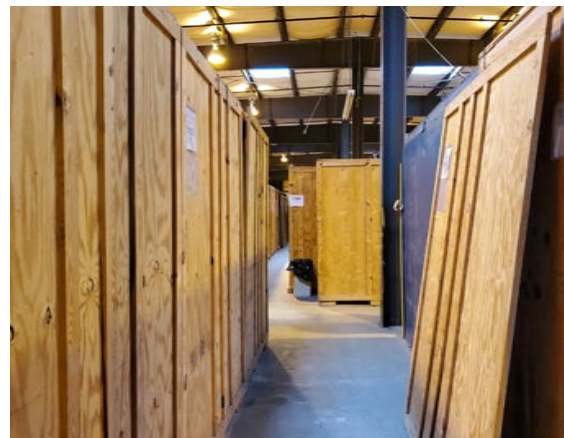
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