



# 77,550 S.F. on 3.92 Acres For Sale

444 Marshall Street  
Paterson, New Jersey

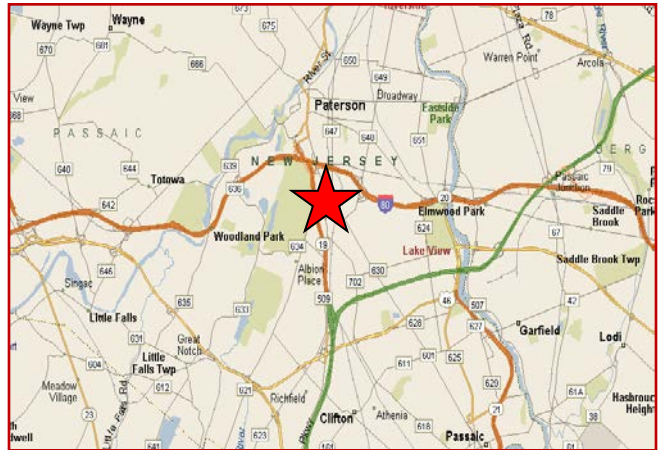
Previously Refrigerated / Floor Drains



## Building Specifications:

	Building A:	Building B:
<b>Building sizes:</b>	+/-62,086 s.f.	+/-15,463 s.f.
<b>Office:</b>	5,416 s.f.	None
<b>Ceiling height:</b>	17' – 19'6"	14'
<b>Loading doors:</b>	6	18
<b>Drive-in:</b>	-	2
<b>Column spacing:</b>	42' X 62'	TBD
<b>Car parking:</b>	+/- 71 spaces	
<b>Trailer parking:</b>	To suit	
<b>Sprinkler:</b>	Wet	Dry
<b>Power:</b>	4000 amps @ 480 volts 800 amps @ 208 volts	TBD
<b>Floor drains:</b>	Throughout	None
<b>2015 Municipal taxes:</b>	\$130,309.88	

## Location & Highlights:



- Both buildings have refrigerated rooms located throughout.
- Accessible to Interstate 80, Garden State Parkway and Routes 19 & 46.
- Comprehensive incentives availability, including maximum level Grow NJ opportunities, long-term property tax abatement and sales tax exemption via location in Urban Enterprise Zone.

## For more information please contact:

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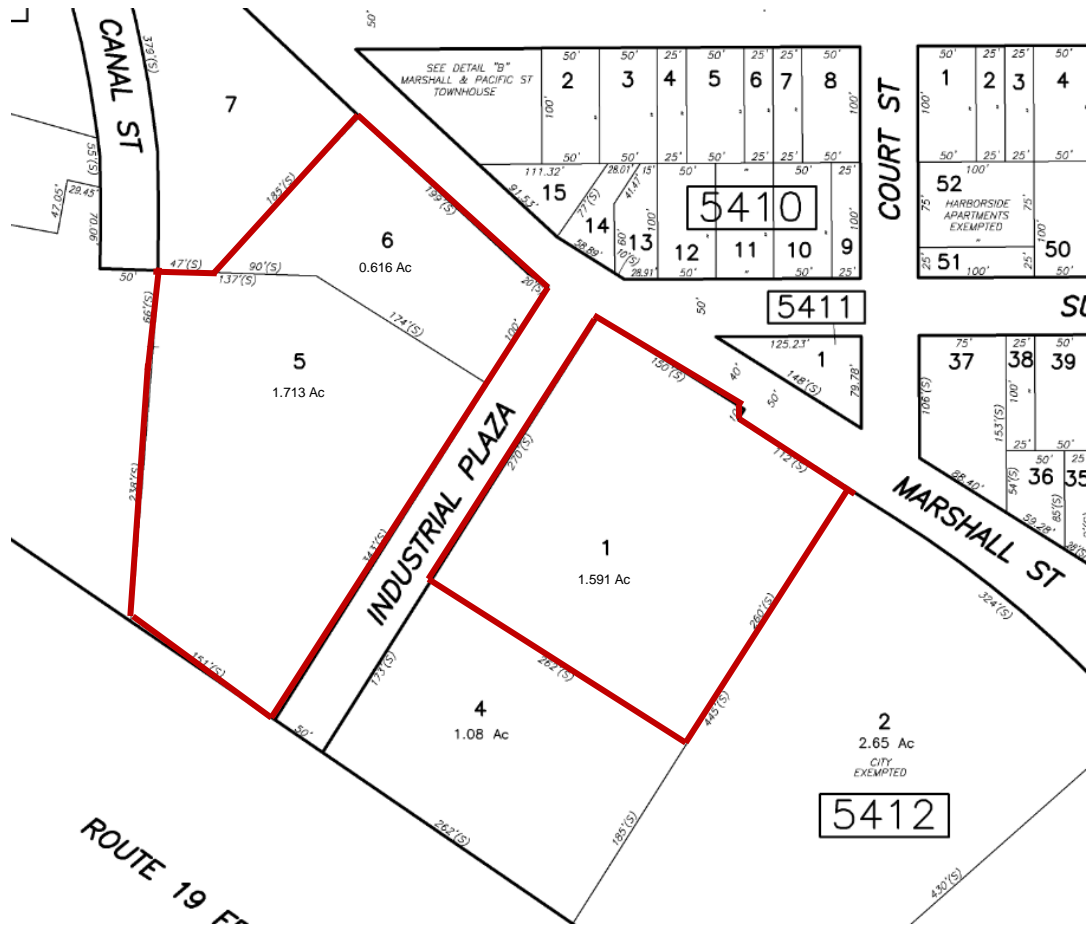
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