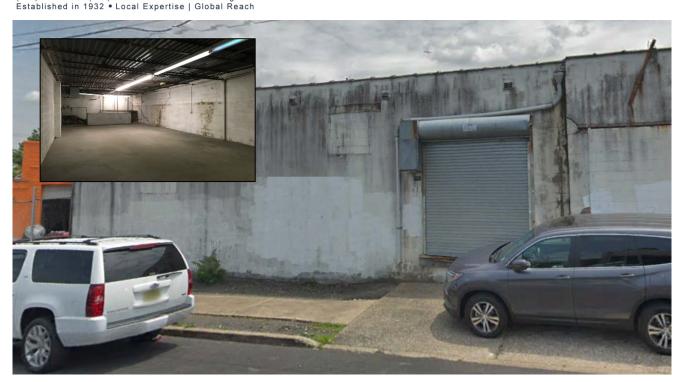


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078 (973) 379-6644 • (973) 379-1616 fax • www.blauberg.com

# 610 East 32<sup>nd</sup> St. Paterson, New Jersey

± 3,500 Sq. Ft. Warehouse Space Available





## **Property Features**

 $\pm$  29,250 Sq. Ft. ☐ Total Building: ☐ Available Unit:  $\pm 3,500$  Sq. Ft.

## **Available Features**

☐ Heat: Gas Suspended ☐ Sprinkler System: Wet System ☐ Ceiling Height: ±10' Clear

☐ Electric: Three Phase (120/208 Volt) ☐ Loading: One (1) UPS Height Dock

☐ Zoning: B-3 ☐ Taxes: \$1.01 PSF

## Accessibility

☐ Adjacent to Route 80 Interchange 58

☐ Access to Routes 20, 46, 21, & 3

☐ 11 Miles to New York City

#### Offering

☐ Lease Rate: \$7.25 NNN

For additional information or to arrange for an inspection, please contact the following exclusive brokers:

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