

FOR SALE

# 319 EAST 54<sup>TH</sup> STREET

ELMWOOD PARK, NJ



10,000 ± SQ FT. FREE STANDING INDUSTRIAL/FLEX BUILDING

**CONTACT EXCLUSIVE BROKER**

**ERIC LEWIN**

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**STACEY WELLINS**

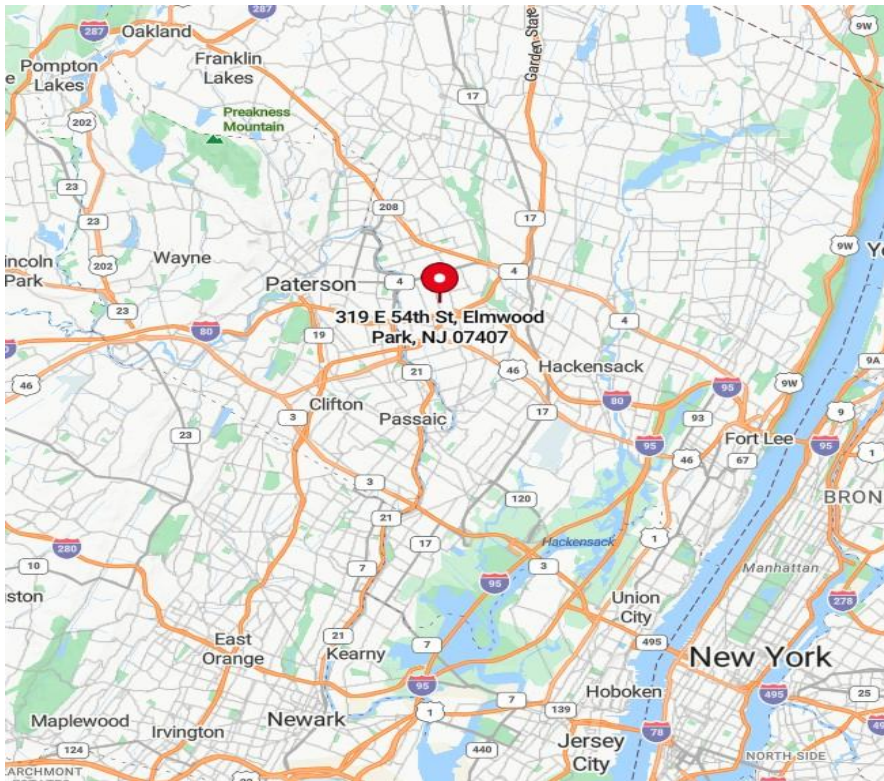
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**319 E. 54<sup>TH</sup> STREET** // ELMWOOD PARK, NJ

**Team Resources**, as exclusive agent, is pleased to present this 10,000 +/- sf free-standing industrial/flex property with access to major for sale. Zoned R-18, (currently Industrial), and ideal for a variety of Owner/Operator opportunities.



**PROXIMITY TO KEY LOCATIONS**

NJ Turnpike 17 +/- miles    Lincoln Tunnel 18 +/- miles  
 GW Bridge 11 +/- miles    Port Newark 18 +/- miles

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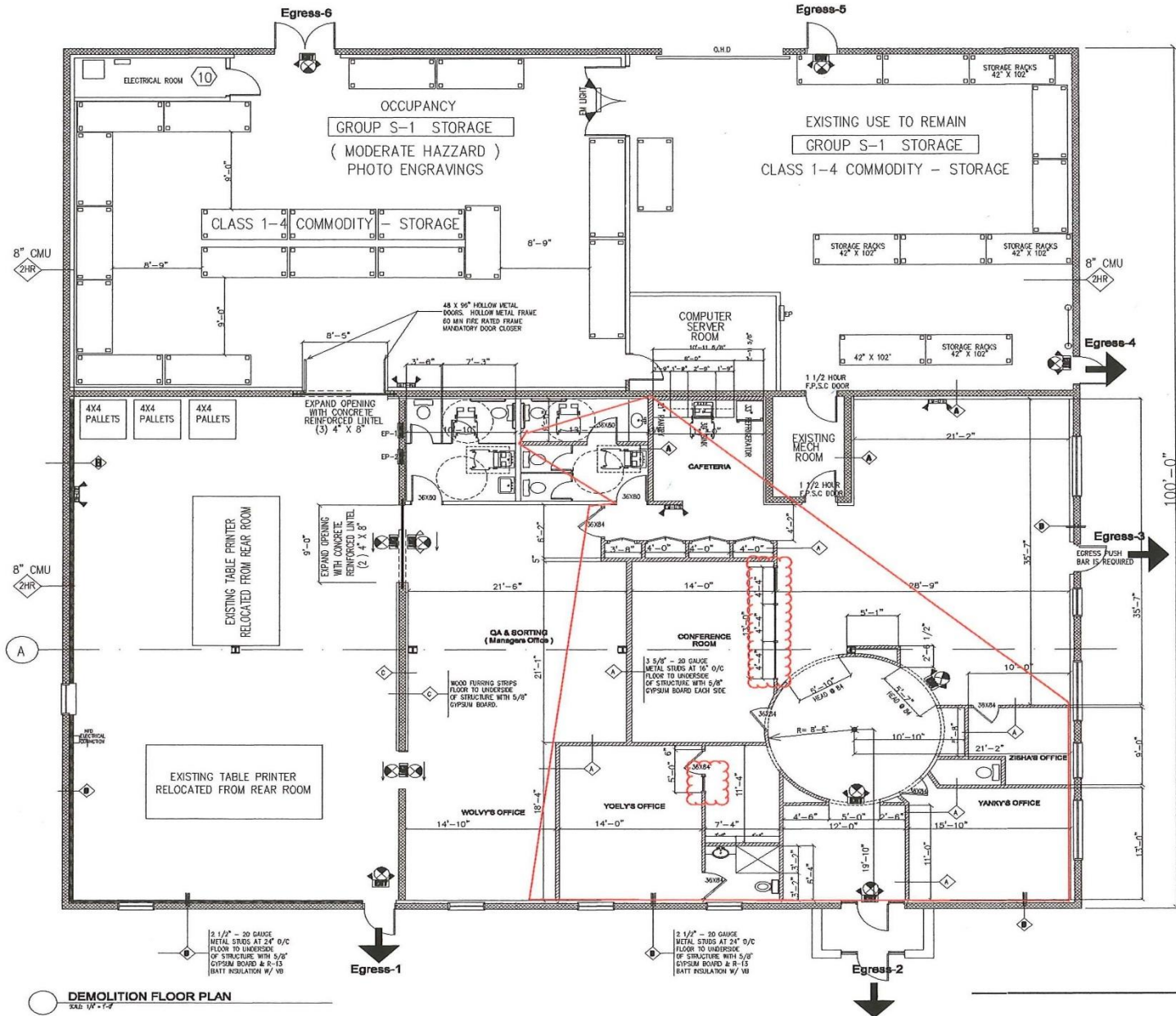
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**Property Description**

<b>Available Space:</b>	10,000 +/- sq. ft.
<b>Building Size:</b>	10,000 +/- sq. ft.
<b>Acreage:</b>	.40 acres (Lot 16, Block 804)
<b>Office Space:</b>	2,800 +/- sq. ft.
<b>Ceiling Height:</b>	13' / 16' clear
<b>Loading Doors:</b>	1 drive-in door
<b>Parking:</b>	20 cars
<b>Sprinklers:</b>	wet
<b>Power:</b>	200 amps
<b>Zoning:</b>	R-18
<b>Sale Price:</b>	\$2,750,000
<b>Approx. Taxes:</b>	\$26,074 (2024)
<b>Notes:</b>	Full HVAC. Renovated last 5 years.

All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.





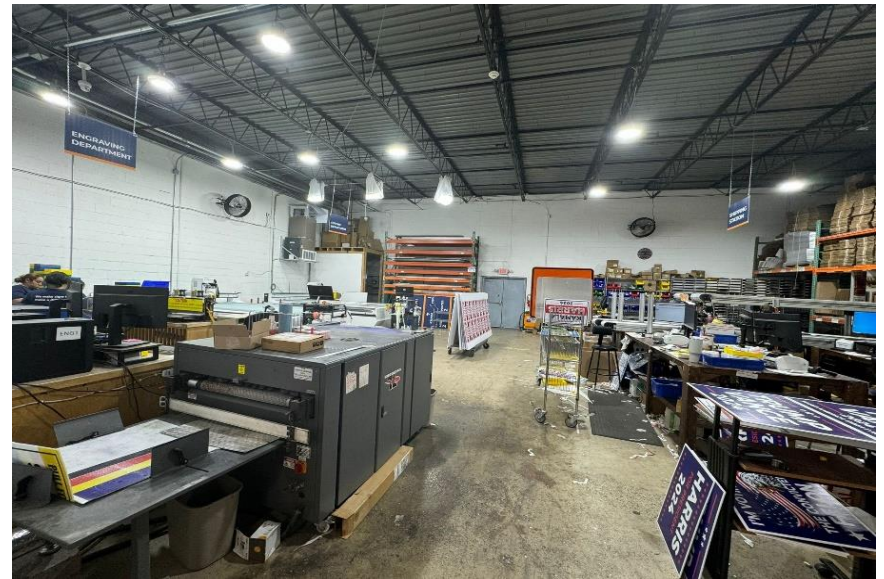
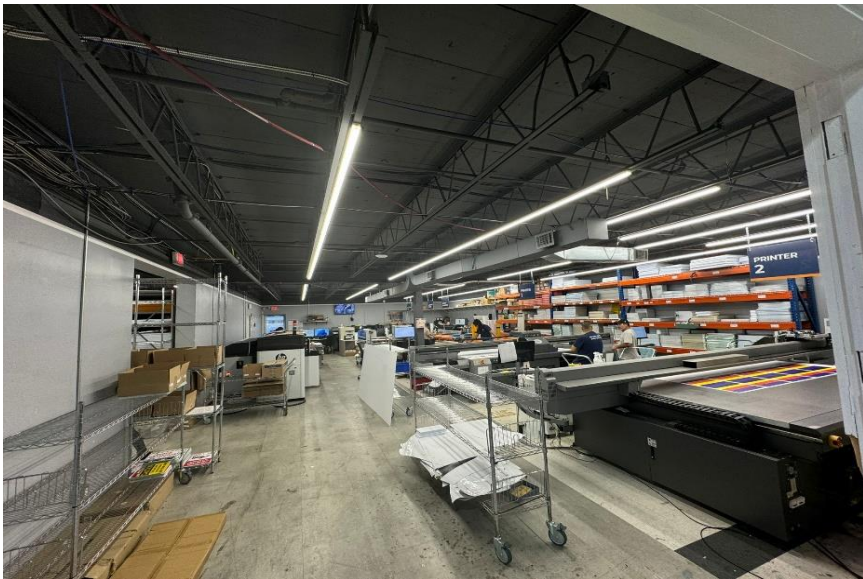
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