

FOR SALE

319 EAST 54TH STREET

ELMWOOD PARK, NJ



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

CONTACT EXCLUSIVE BROKER

ERIC LEWIN

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STACEY WELLINS

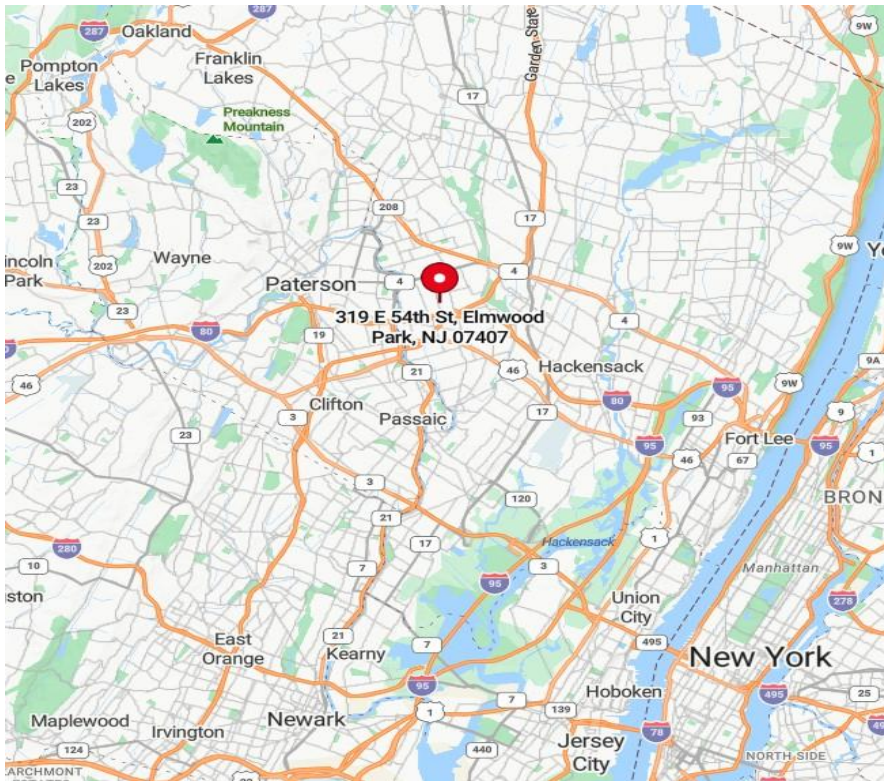
Mobile (914) 907-4095

swellins@teamresourcesinc.com



319 E. 54TH STREET // ELMWOOD PARK, NJ

Team Resources, as exclusive agent, is pleased to present this 10,000 +/- sf free-standing industrial/flex property for sale with quick access to major highways. 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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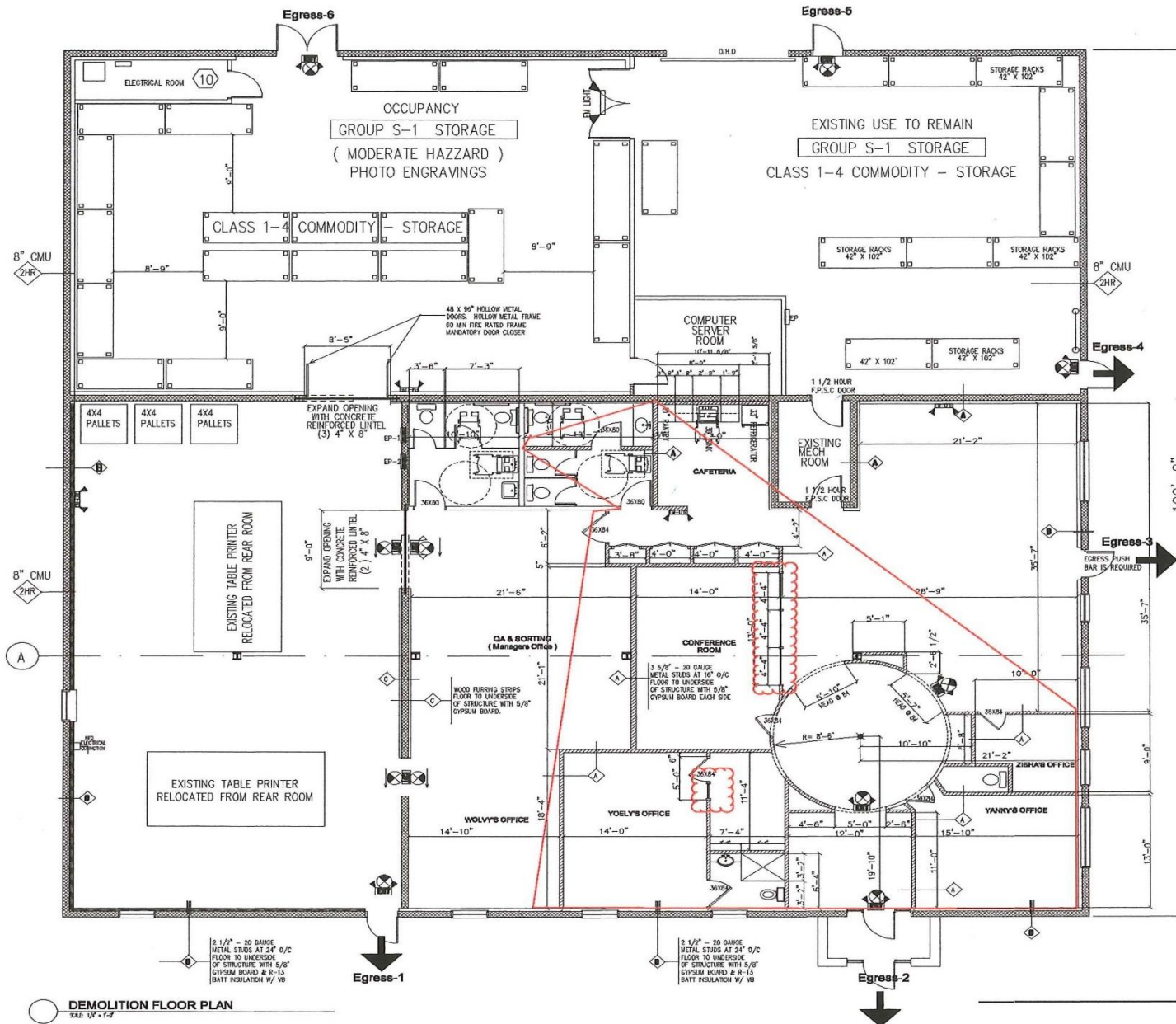
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Property Description

Available Space:	10,000 +/- sq. ft.
Building Size:	10,000 +/- sq. ft.
Acreage:	.40 acres (Lot 16, Block 804)
Office Space:	2,800 +/- sq. ft.
Ceiling Height:	13' / 16' clear
Loading Doors:	1 drive-in door
Parking:	20 cars
Sprinklers:	wet
Power:	1000 amps
Zoning:	R-18
Sale Price:	\$2,750,000
Approx. Taxes:	\$26,074 (2024)
Notes:	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.





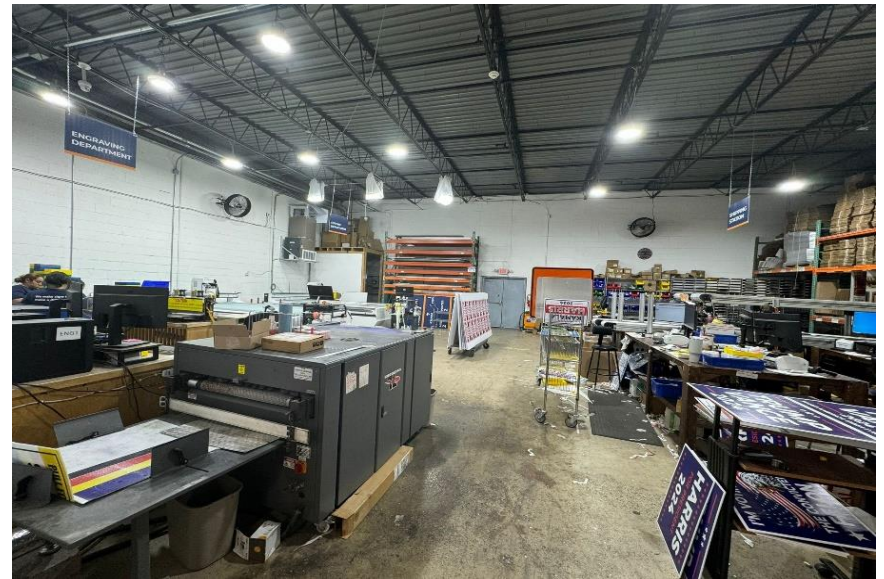
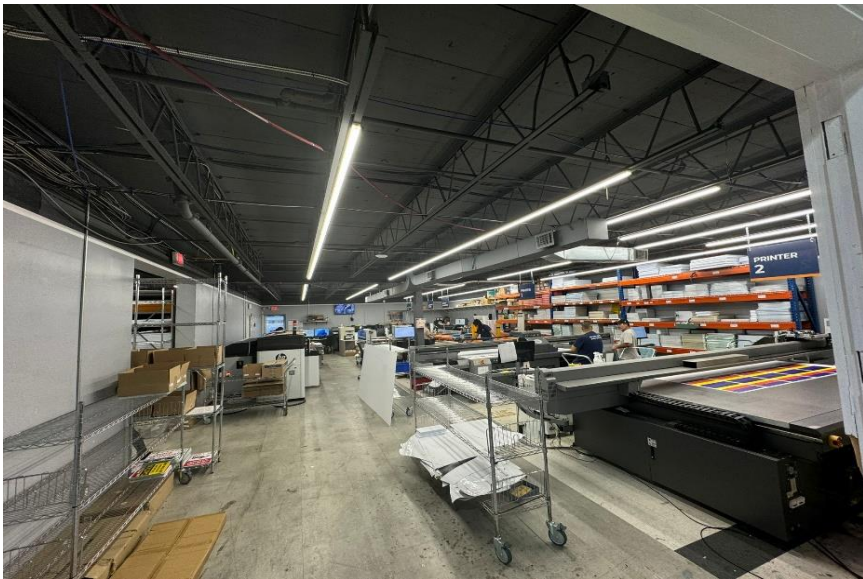
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