

AVAILABLE

RT. 280 - Exit 10

Improved  
Commission  
Rate for  
Procuring  
Broker

# 55 S JEFFERSON ST ORANGE, NJ

Clear Span Warehouse  
Recreation Possibilities

27,000 +/- SQ FT. INDUSTRIAL PROPERTY

CONTACT EXCLUSIVE BROKER

**Jason Levy**

Mobile (201) 665 - 2702

[jlevy@teamresourcesinc.com](mailto:jlevy@teamresourcesinc.com)

**Jeff Fulton**

Mobile: (201) 362 - 1015

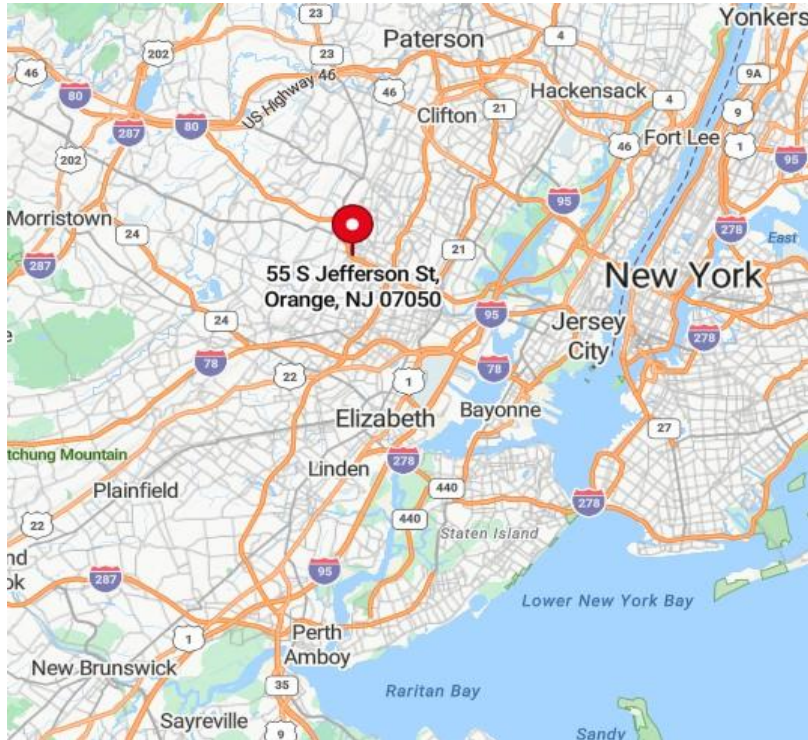
[jfulton@teamresourcesinc.com](mailto:jfulton@teamresourcesinc.com)





## 55 S. JEFFERSON ST // ORANGE , NJ

**Team Resources**, as exclusive agent, is pleased to present this industrial property of 27,000 +/- Sq. Ft. for lease with possible sale. Zoned: MX-3 (Mixed-Use High Density Residential and Regional Commercial Zone. (Industrial/Retail/Residential High Rise 15 Floors)



### PROXIMITY TO KEY LOCATIONS

NJ Turnpike	16 +/- miles	Holland Tunnel	13 +/- miles
Port Newark	12 +/- miles	Lincoln Tunnel	17 +/- miles

#### CONTACT EXCLUSIVE BROKER

**Jason Levy**

Mobile (201) 665 - 2702

[jlevy@teamresourcesinc.com](mailto:jlevy@teamresourcesinc.com)

#### Property Description

<b>Available Space:</b>	27,000 +/- sq. ft.
<b>Acreage:</b>	1.39 acres
<b>Office Space:</b>	2,000 +/- sq. ft.
<b>Ceiling Height:</b>	20' clear
<b>Loading Doors:</b>	2 interior loading doors / 1 drive-in
<b>Parking:</b>	abundant car & truck parking
<b>Sprinklers:</b>	wet
<b>Power:</b>	800 amps
<b>Lease Price:</b>	\$10.00/sq. ft. <b>(\$7.50 net 1<sup>st</sup> year)</b>
<b>Taxes &amp; Insurance:</b>	\$4.93/sq. ft.
<b>Occupancy:</b>	60 – 90 days

#### Overview

This industrial building has a large parking lot and falls within the MX-3 Zone, which allows for a variety of uses, including Industrial / Retail as well as Residential High Rise to 15 Floors. **Additional highlights include: a large lot in back suitable for outside storage space as well as clear span warehouse space that can be utilized for recreational possibilities.** Owner will consider sale.



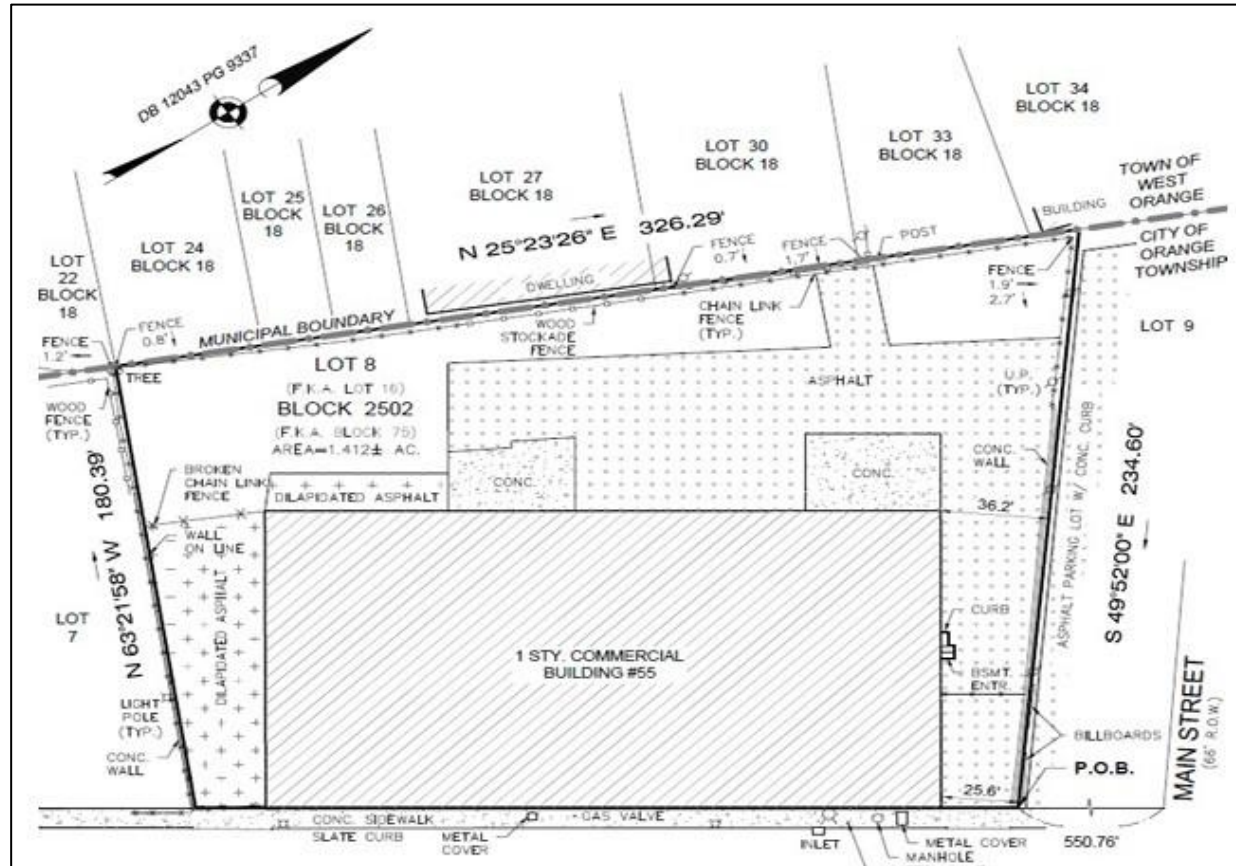
**Jeff Fulton**

Mobile: (201) 362 - 1015

[jfulton@teamresourcesinc.com](mailto:jfulton@teamresourcesinc.com)



# 55 S. JEFFERSON ST // ORANGE , NJ



## CONTACT EXCLUSIVE BROKER

**Jason Levy**

Mobile (201) 665 - 2702

[jlevy@teamresourcesinc.com](mailto:jlevy@teamresourcesinc.com)

**Jeff Fulton**

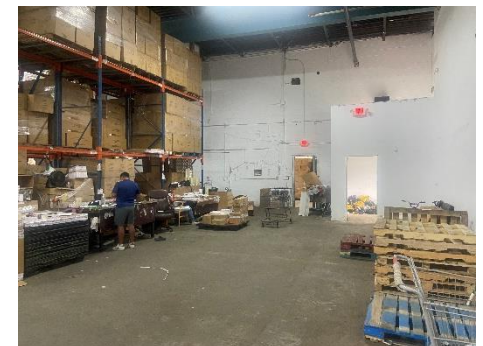
Mobile: (201) 362 - 1015

[jfulton@teamresourcesinc.com](mailto:jfulton@teamresourcesinc.com)





# 55 S. JEFFERSON ST // ORANGE , NJ



**CONTACT EXCLUSIVE BROKER**

**Jason Levy**

Mobile (201) 665 - 2702

[jlevy@teamresourcesinc.com](mailto:jlevy@teamresourcesinc.com)

**Jeff Fulton**

Mobile: (201) 362 - 1015

[jfulton@teamresourcesinc.com](mailto:jfulton@teamresourcesinc.com)



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 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 commission due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.