

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

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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

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Property Description

Available Space:	27,000 +/- sq. ft.
Acreage:	1.39 acres
Office Space:	2,000 +/- sq. ft.
Ceiling Height:	20' clear
Loading Doors:	2 interior loading doors / 1 drive-in
Parking:	abundant car & truck parking
Sprinklers:	ESFR
Power:	800 amps
Lease Price:	\$10.00/sq. ft. (\$6.50 net 1st year)
Taxes & Insurance:	\$4.93/sq. ft.
Occupancy:	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.



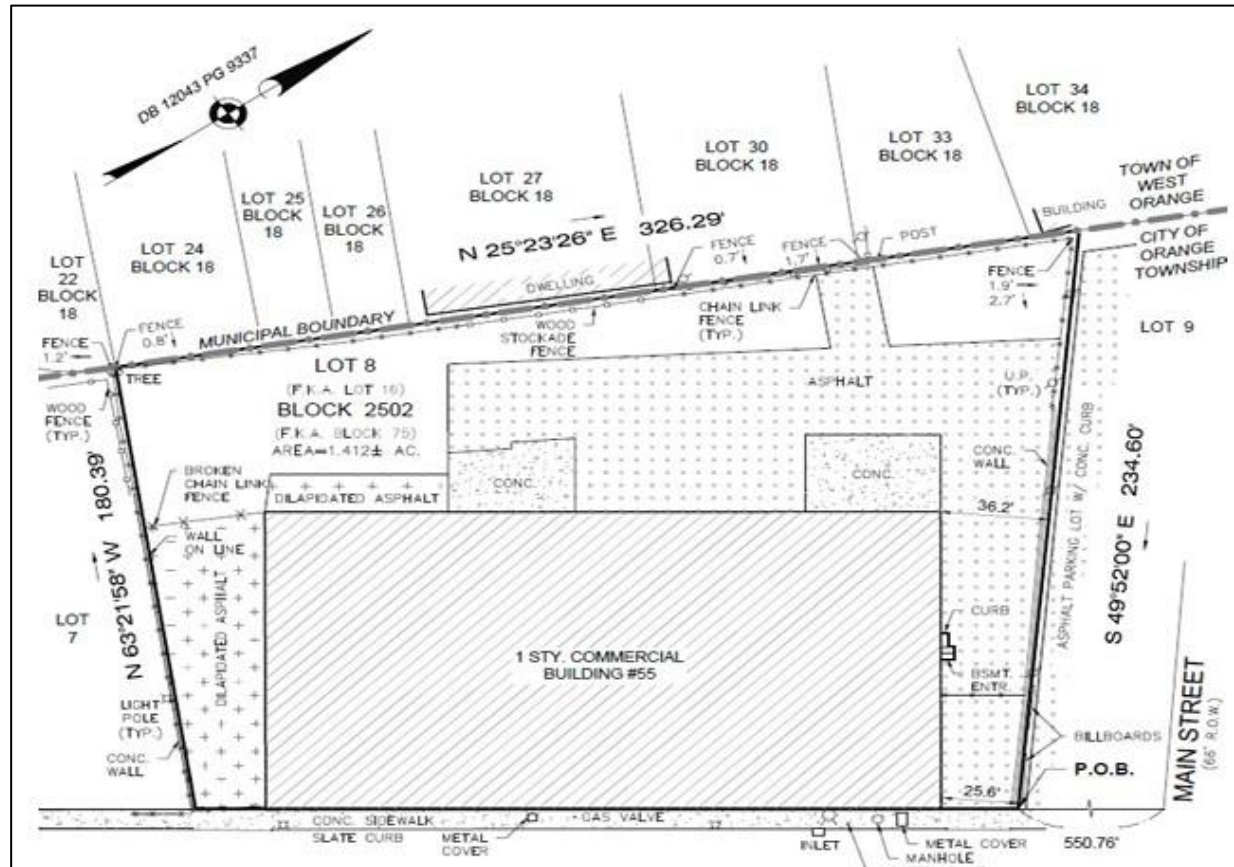
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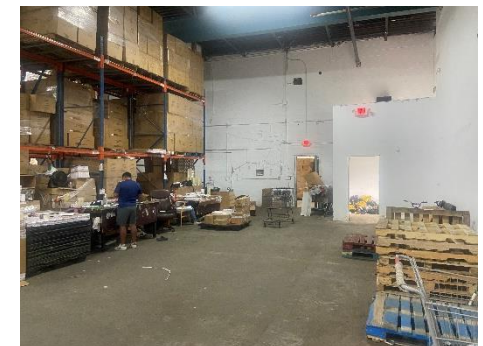
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