

AVAILABLE FOR LEASE / SALE

# 11 PATERSON AVE, WALLINGTON NJ 07057



ASKING \$5,000,000



## PROPERTY HIGHLIGHTS

- Situated in Wallington, NJ, with easy access to Route 21, I-80
- 1.9 Acre lot + 8,100 ft warehouse
- Development opportunity
- Available for long term lease or sale

## EXPENSES

Property Zoning	Light Industrial
real estate taxes	\$40,101
Insurance	\$4,500
<b>Total</b>	<b>\$44,601</b>



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