

INDUSTRIAL BUILDING **FOR SALE & LEASE**

787 PASSAIC AVENUE
WEST CALDWELL, NJ 07006

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

8,700 SF
on .38 Acres



PROPERTY OVERVIEW

BUILDING SF: 8,700 SF

LAND AREA: 0.38 Acres

PRICING: Please inquire

TAXES: \$17,979.23 (\$2.07 per SF)

LEASE OCCUPANCY: 60 Days

CEILING HEIGHT: ± 8'-10'

LOADING DOCKS: 1

DRIVE-INS: 1

ZONING: M-1 LIMITED MANUFACTURING

COMMENTS: Great owner/user opportunity to purchase.

Block: 300 | Lot: 5

PERMITTED USES:

- Storage / Distribution
- Light Manufacturing
- R & D / Laboratories
- Financial Institutions
- Recreational Facilities
- Self-Storage (subject to approval)

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Jeff Furey | Partner
jeffrey.furey@lee-associates.com
609.915.1285

Lori Zuck | Partner
lori.zuck@lee-associates.com
201.259.8888

Drew Shandlay | Associate
dshandlay@lee-associates.com
973.464.8138

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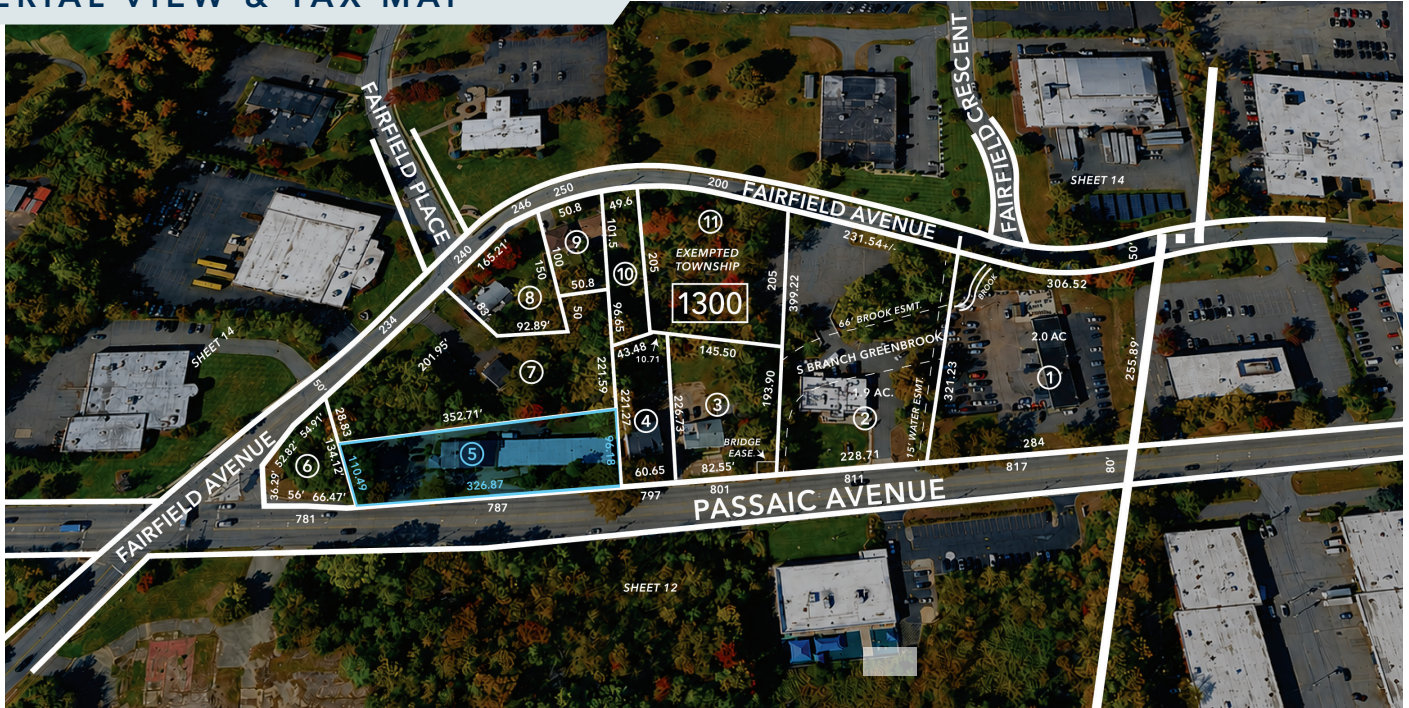


**LEE &
ASSOCIATES**

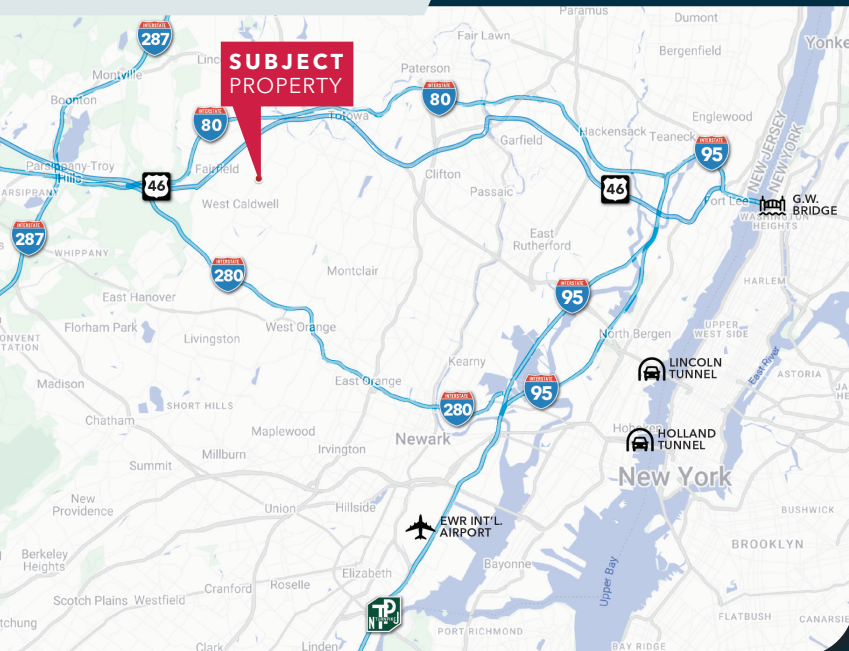
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AERIAL VIEW & TAX MAP



LOCATION MAP



KEY DISTANCES

	APPROXIMATE MILES	APPROXIMATE MINUTES
Route 46:	1.5	4
Route 80:	4.5	8
Route 280:	5	9
NJ Turnpike:	12	17
Route 287:	15	20
G.W. Bridge:	16	23
Newark Int'l. Airport:	18	25
Holland Tunnel:	19	28
Lincoln Tunnel:	19	28

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