



LEE & ASSOCIATES

INDUSTRIAL BUILDING FOR SALE & LEASE

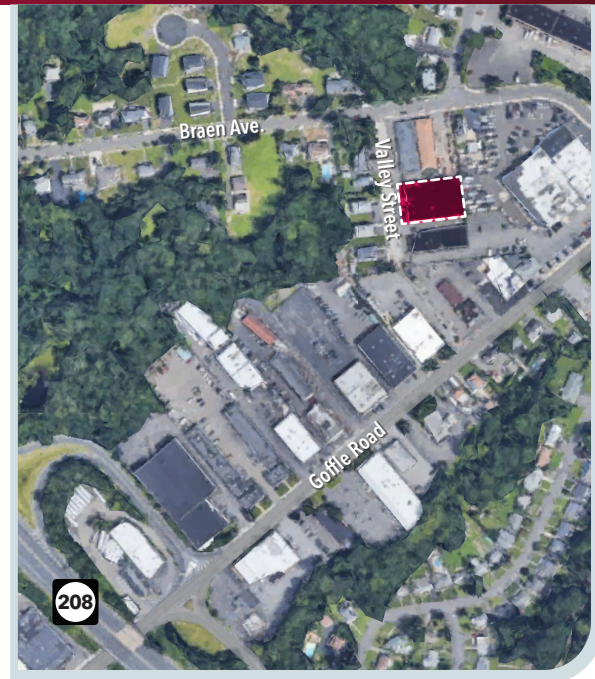
5-7 Valley Street, Hawthorne, NJ 07506

±14,600 SF



PROPERTY OVERVIEW

BUILDING SF:	±14,600 SF
AVAILABLE SPACE:	±9,300 SF ±5,300 SF
ASKING RATE:	Please Inquire
LEASE OCCUPANCY:	±5,300 SF: Available 9/1/26 ±9,300 SF: Available 10/15/26
CEILING HEIGHT:	16' Clear
LOADING:	2 (Box trucks)
DRIVE-IN:	1
SPRINKLER:	Wet
COMMENTS:	Great owner/user opportunity to purchase ±14,600 SF with the ability to occupy the entire building by 10/1/26



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FOR MORE
INFORMATION,
PLEASE CONTACT
EXCLUSIVE BROKERS:

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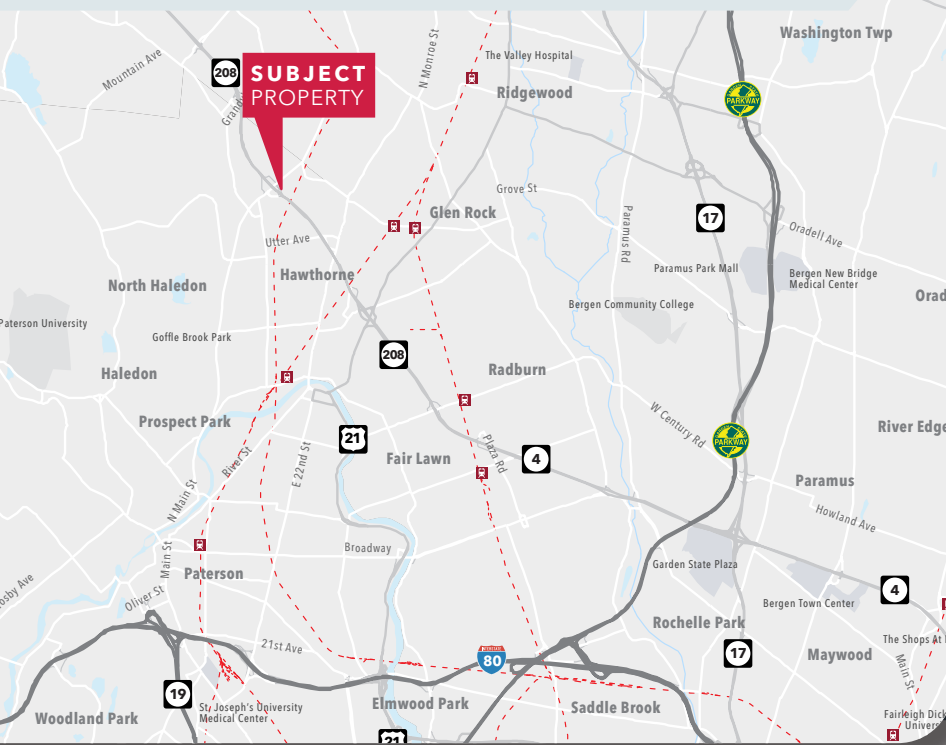
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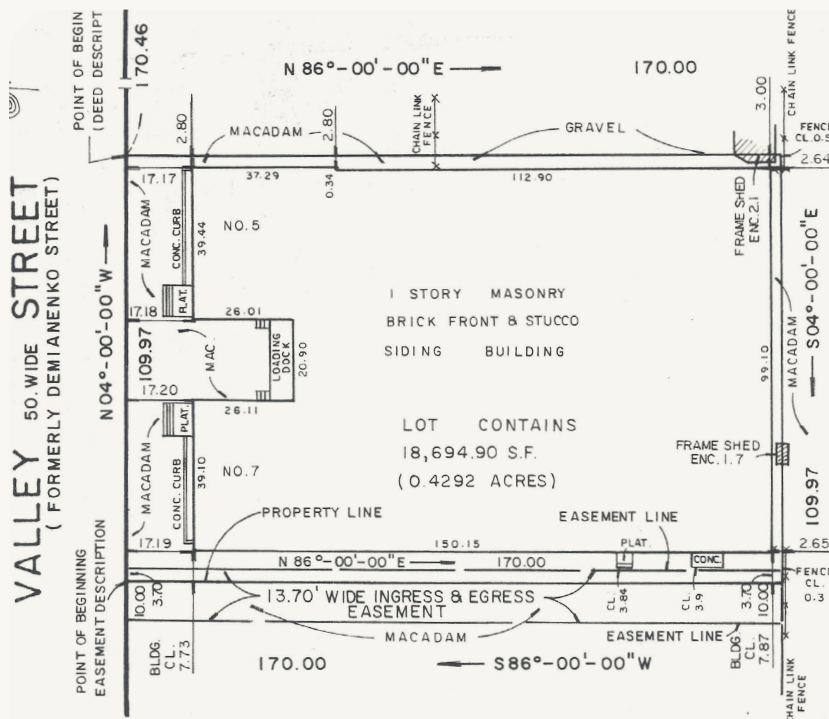


LOCATION MAP



- Route 208: 0.6 miles
- Hawthorne Train Station: 2 Miles
- St. Joseph's Medical CTR: 5 miles
- Route 80: 7 miles
- New Jersey Turnpike: 13 miles
- G.W. Bridge: 15 miles

SITE PLAN



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