

Lexington Ave/ Jackson St

Prime Flex Warehouse / Showroom Space



Property Highlights

TOTAL SPACE
2,124 SF

CLEAR HEIGHT
14 ft

WAREHOUSE
1,944 SF

LOADING DOOR
10x10 ft

OFFICE
180 SF

ASKING RATE
\$24/SF/Yr

Available Right Away for Immediate Occupancy

Detailed Property Information

SIZE & LAYOUT

- Total Square Footage: 2,124 SF
- Warehouse: 1,944 SF of open, high-clearance space with 14 ft. clear height (16 ft. to trusses)
- Large 10x10 drive-in loading door
- Office: 180 SF built-in private office with separate private entrance
- Restrooms: 2 dedicated bathrooms on-site

EXTERIOR & CURB APPEAL

- Prominent glass storefront and display window directly facing the road in a heavily trafficked corridor
- Front asphalt yard area available for tenant use
- Up to 4 dedicated parking spaces right on-site

LEASE TERMS & OPERATIONAL STRUCTURE

- Asking Rate: \$24 / SF / Year (\$4,200/month gross base)
- Lease Type: Industrial Gross
- Landlord Responsibilities: Building structural insurance and property taxes
- Tenant Responsibilities: Base rent, all utilities, trash pickup, snow/ice removal, yard clean-up, and commercial general liability insurance

LOCATION & TRANSIT

- Central Passaic location in a high-traffic, highly visible commercial area with strong daily foot and vehicle volume
- Steps (approx. 100 feet) from the NJ TRANSIT 705 bus line
- Key nearby stops: Lexington Ave & Summer St, Harrison St, and Clifton Ave
- Approximately 1 to 1.5 miles from Passaic Train Station (NJ Transit Main Line)
- Quick rail connections to Hoboken Terminal, Secaucus Junction, and NYC

IDEAL USES

- Light distribution and wholesale storage
- Contractor's home base or professional service business
- Retail storefront or boutique
- automotive/mechanic setup
- Car wash (zoned C-R - Commercial Residential)

CONTACT

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