



±11,012 SF FLEX/WAREHOUSE/OFFICE SPACE FOR LEASE

## 284 Sheffield Street Mountainside, New Jersey

### Property Features

- ±11,012 sq. ft. for lease  
*Unit 1: ±4,217 sq. ft.*  
*Unit 2: ±6,795 sq. ft.* ***Units can be combined***
- Situated on 2.39 acres
- Ample on-site paved parking area (approximately 96 spaces)
- 1 drive-in door can be created
- Located at end of cul-de-sac
- Minutes from Route 22, I-78 and the Garden State Parkway
- Nearby amenities include banking, shopping, hotels and restaurants



For further information  
please contact Exclusive Broker:

90 Woodbridge Center Drive, Suite 160  
Woodbridge, NJ 07095  
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# FLOOR PLAN





**284 Sheffield Street, Mountainside, New Jersey**



**SIDE PARKING**



**REAR PARKING AREA**

±11,012 Sq. Ft.  
Flex/Warehouse/Office Space  
**FOR LEASE**



**284  
SHEFFIELD AVE**

- ±½ mile to Route 22
- ±2 miles to I-78
- ±3 miles to Garden State Parkway Exit 138
- ±12 miles to Newark International Airport
- ±15 miles to NJ Turnpike Exit 13
- ±22 miles to Manhattan via Holland Tunnel



**NAI DiLeo-Bram & Co.**

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