



LEE & ASSOCIATES

# INDUSTRIAL BUILDING FOR SALE

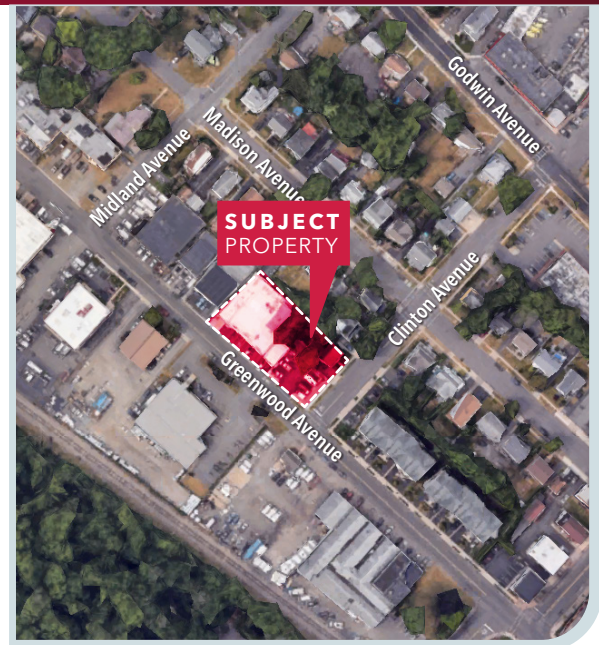
268 Greenwood Avenue, Midland Park, NJ 07432

±10,000 SF



PROPERTY OVERVIEW

<b>BUILDING SF:</b>	±10,000 (Entire Building Available)
<b>OFFICE SF:</b>	±4,000 (Conference Room + Bullpen)
<b>ASKING PRICE:</b>	Please Inquire (Sale-Leaseback Opportunity Available)
<b>OCCUPANCY:</b>	Immediate Availability
<b>OPEX:</b>	\$3.30 PSF
<b>CEILING HEIGHT:</b>	11' Clear
<b>DRIVE-IN:</b>	2
<b>PARKING:</b>	7-8 In-Front, ±8 Additional in Private Lot
<b>SPRINKLER:</b>	Wet
<b>ELECTRICITY:</b>	400 Amps
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>• Small Bay Functionality</li> <li>• Strong Parking (Big selling point)</li> <li>• Clean, Turnkey Office</li> <li>• Owner-User / Contractor Type Use</li> </ul>



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COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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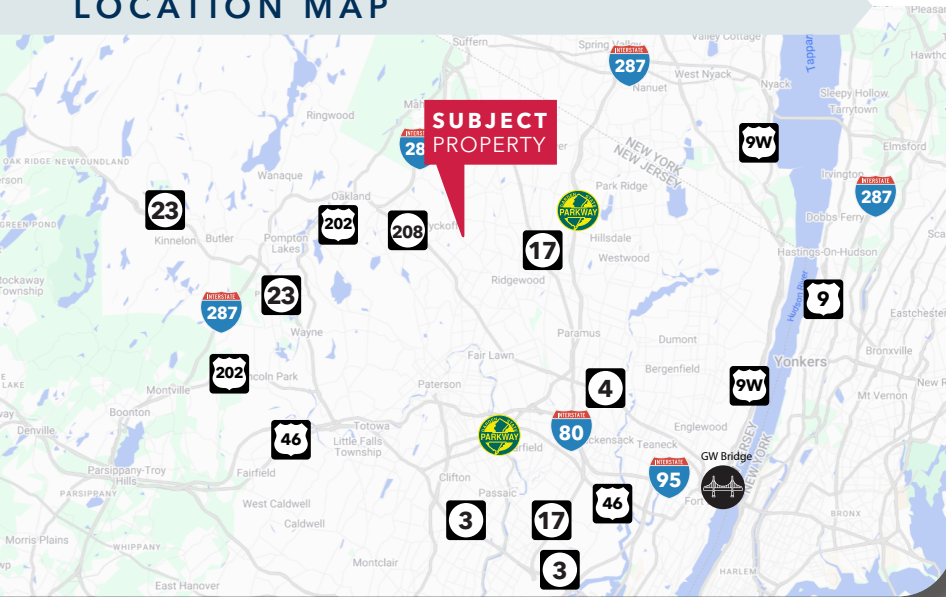
# INDUSTRIAL BUILDING FOR SALE

268 Greenwood Avenue, Midland Park, NJ 07432

±10,000 SF



## LOCATION MAP



- Route 208: 1.5 miles
- Route 80: 8.9 miles
- New Jersey Turnpike: 16.7 miles
- G.W. Bridge: 17.6 miles

## PROPERTY PHOTOS



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