

6-8 Hoffman Pl. Hillside, NJ 07205
Union County

EXCLUSIVE FOR LEASE

33,000/SF (Will Divide) Industrial/Warehouse



PROPERTY DESCRIPTION

33,000 SF INDUSTRIAL/WAREHOUSE. WILL DIVIDE 18,000 SF NEW STRUCTURE, PRE-ENGINEERED CLEAR SPAN 28' CEILINGS TAILBOARD AND DRIVE-IN LOADING, 15,000 SF 2 FLOORS, TAILBOARD LOADING., HIGH EFFICIENCY LIGHTING, LARGE CARGO RAMP, INTERNAL LOAD DOCK CAPABLE 53' TRAILERS, NEW 600 AMP SERVICE, NEW OVERHEAD DOORS, DRY SPRINKLER, OFFICE SPACE 800 SF TO 2400 SF, UEZ ZONE- URBAN ENTERPRISE ZONE: 3.3125% SALES TAX, TAX EXEMPTIONS ON

OFFERING SUMMARY

Price for Lease:	\$15.00 NNN \$2.10
Lot Size:	.64 Acre
Building size:	33,000 SF
Taxes:	\$58,909. (2024)
Block, Lots:	Blk: 203 Lot: 15
Parking:	Blacktop, Exclusive
Zoning:	HI- Heavy Industrial

PROPERTY HIGHLIGHTS

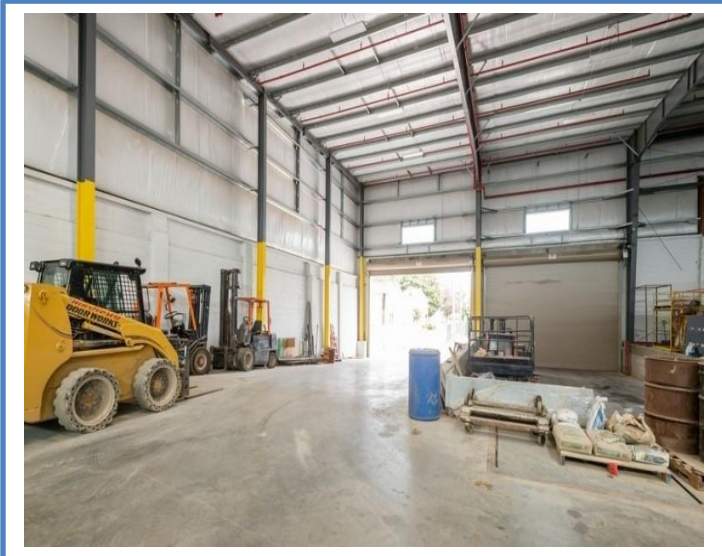
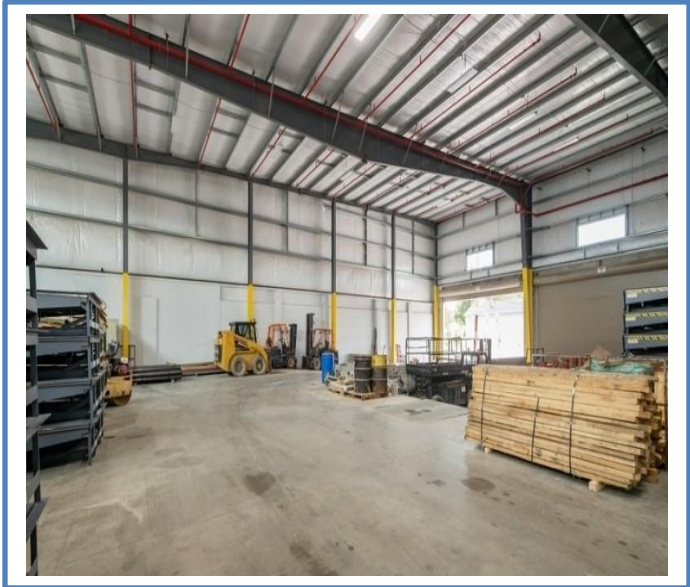
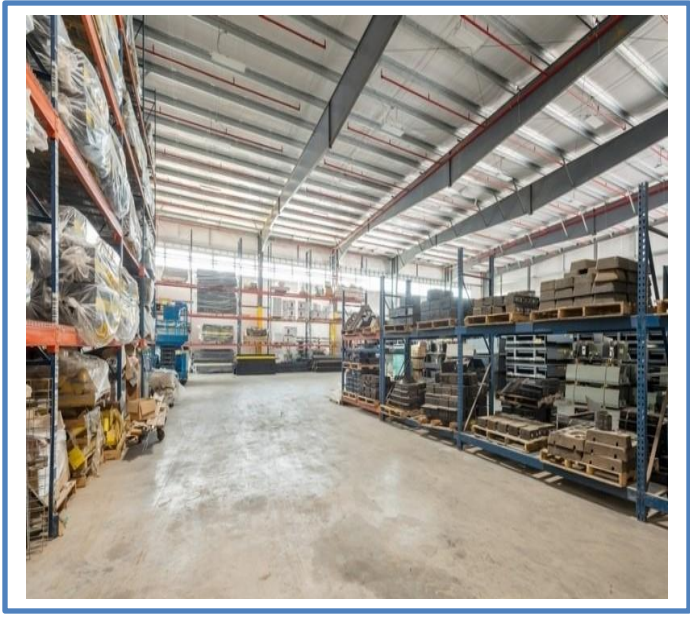
- High efficiency lighting.
- New 600 AMP service.
- New overhead doors.
- Dry sprinkler
- Office space 800 SF to 2400 SF.



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