

# 700 Route 46 – Unit 4A

CLIFTON, NJ

For Lease

## INDUSTRIAL CONDO AVAILABLE



### Available Space

- Approx. 4,000 SF
- Available Immediately
- Private Door w/24 Hour Access
- 2 Bathrooms
- Utility Closet w/Sink
- Fully Heated
- 18' Clear Ceiling Height
- 1 Drive-in 14' Door
- 200 AMPS Service
- Dry Sprinkler
- Separately Metered for Utilities
- Oil Heated

### Property/Building Features

- 4 Dedicated Parking Spots With Extra Parking Available
- M-2 (General Industrial) Zoning
- 3,000SF Noncontiguous Storage Available With Shared Loading
- Proximity to Routes 3, 21, 46, 80, Garden State Parkway, NJ Turnpike, Lincoln Tunnel, George Washington Bridge and The Meadowlands

ASKING RENTAL RATE: \$9.99 PSF NNN

Contact Our Exclusive Agent

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YEARS STRONG

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