

# 1 Carol Street

CLIFTON, NJ

NEWMARK  
ASSOCIATES | CRE  
CERTIFIED WBE

## For Lease

### Light Manufacturing/Warehouse Space



#### Available Space

- 15,000 SF Office/Lab/Warehouse
- 5 Private Offices/Conference Room
- 4 Bathrooms
- Kitchen/Breakroom/Reception Area
- Server Room
- Ceiling Height 16 FT Clear
- 2 Loading Docks
- Column Spacing 20 FT/Racking
- Sprinklered Warehouse
- Fully Air Conditioned
- Mezzanine Storage Area
- Generous Work Letter
- Available Immediately

#### Property/Building Features

- 15,000 SF One Story Industrial Building on 1.6 Acres
- (M-2): Professional, Light Industrial, Warehouse, Distribution
- Food and Cosmetic Uses Permitted
- Abundant On-Site Gated Parking
- Recent Renovations to HVAC, Vacuum and Dust Collector, Flooring and Roof
- 220/120 Power
- Accessible by Bus, Train, Car
- Immediate Access to Route 46, Route 21 & Route 3
  
- Potential Option to Purchase

Asking Rental Rate \$13.50 NNN

#### Contact Our Exclusive Agents

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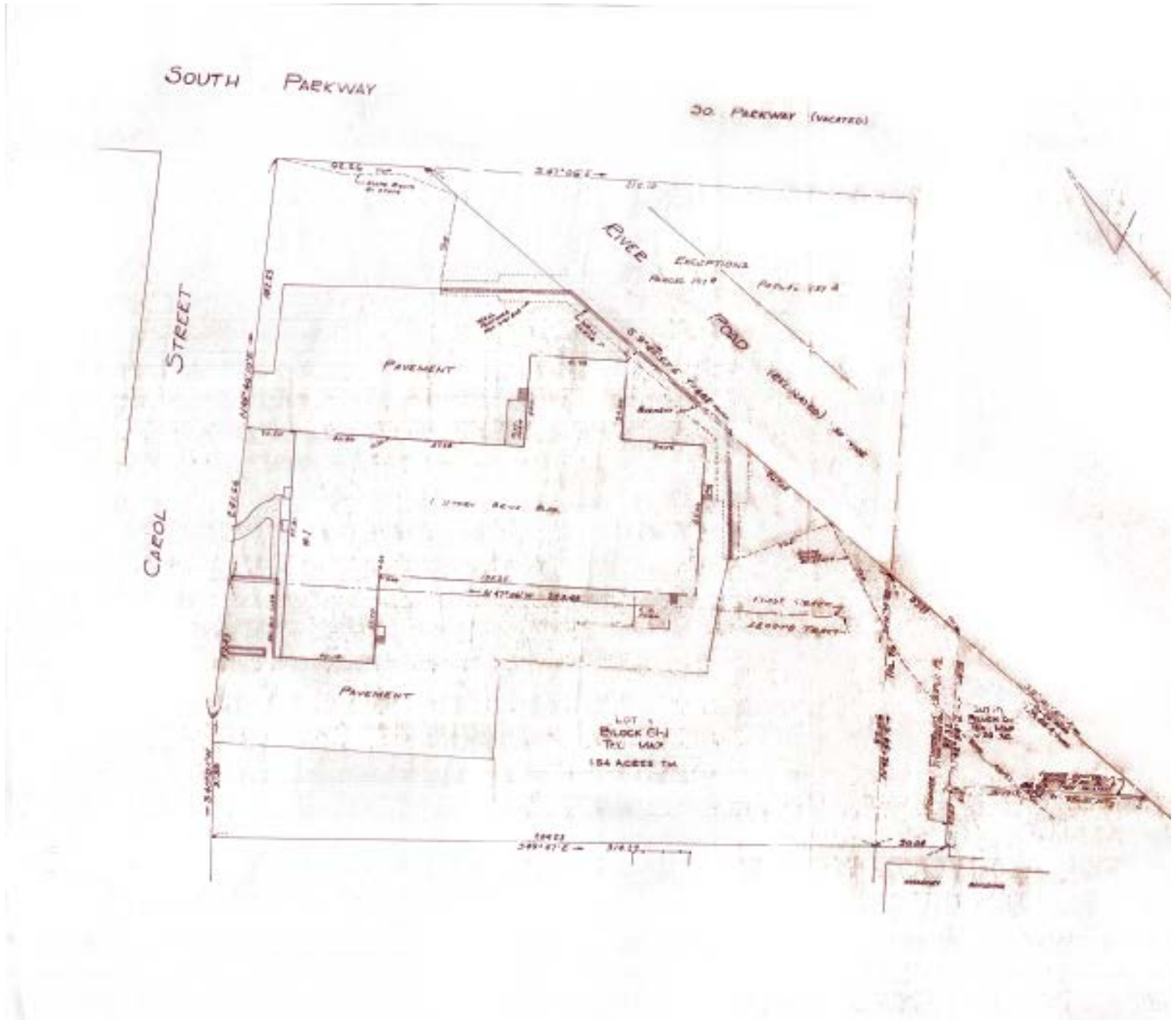
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## Site Plan



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