

Available - Belleville, N.J.



**Minutes to
New York City
Seaports
&
Newark Airport**

**12,500 Sq. Ft.
2 Story Industrial Building**

**Easy Access Rts. 3, 7, & 21
Public Transportation Nearby
Heavy Power**

1,500 Sq. Ft. Offices

Ideal For:

**Printing, Assembly, Pick & Pack Operations,
Warehouse & Distribution, Manufacturing,
Laboratories, Testing Facilities, Etc.**

For further information please call:

Walter Koroluk, Sr. V. P. / Assoc. Broker

Archie Schwartz Company Realtors

Tel. 973-758-0600

Fax: 973-758-0601

Submitted Subject to Error, Omission or Withdrawal Without Notice



354 Eisenhower Parkway, Suite 2250, Livingston, New Jersey 07039

**51 - 53 VALLEY STREET
BELLEVILLE, NEW JERSEY**

BUILDING SIZE: +/- 12,500 SQUARE FEET

OFFICE AREA: +/- 1,500 SQUARE FEET

CEILING HEIGHT: 10 - 12 FEET

CONSTRUCTION: CONCRETE BLOCK

LOADING: 1 TAILBOARD

POWER: 1,000 AMPS

HEAT: GAS BLOWERS IN WAREHOUSE AREA
ELECTRIC BASEBOARD IN OFFICE AREAS

ZONING: B - C HIGH RISE BUSINESS DISTRICT

OCCUPANCY: NEGOTIABLE

SALE PRICE: \$865,000.00

LEASE: **FROM \$3.95 PER SQUARE FOOT, TRIPLE NET**

R.E. TAXES: \$1.17 PER SQUARE FOOT

OTHER: - EXCELLENT TRANSPORTATION NETWORK
- EASY ACCESS TO NJ TURNPIKE, SEAPORTS,
NEWARK AIRPORT AND NEW YORK CITY

**FOR FURTHER INFORMATION OR TO ARRANGE
AN INSPECTION, PLEASE CONTACT:**

**WALTER KOROLUK
SR. VICE PRESIDENT / ASSOCIATE BROKER
ARCHIE SCHWARTZ COMPANY
REALTORS/EXCLUSIVE BROKER
973-758-0600**

wkoroluk@bellatlantic.net

SUBMITTED SUBJECT TO ERROR, OMISSION OR WITHDRAWAL WITHOUT NOTICE