

For Sale INDUSTRIAL

# 10 & 19 Railroad Avenue

Closter, New Jersey 07624

## BERGEN COUNTY SALE OPPORTUNITY With Expansion & Rail Service

<b>Total Square Feet:</b>	±97,247 SF
<b>Year Built</b>	1958 Original 1970's Expansion
<b>Site:</b>	8 acres Block 70.01 Lot 8 = 6.6 acres Block 70.01 Lot 19 = 1.4 improved acres
<b>Zoning:</b>	District No. 5, Industrial Area
<b>Office Area:</b>	±8,000 SF
<b>Ceiling Height:</b>	Approximately 23' clear
<b>Column Spacing:</b>	39' x 53'
<b>Loading:</b>	4 Covered Tailboards (50') 1 Exterior
<b>Lighting:</b>	Metal Halide – high intensity FC level
<b>Floor:</b>	±7" slab
<b>Power:</b>	3,000 Amps, 227/480, 3 Phase
<b>Roof:</b>	Built up – 1990
<b>Sprinkler:</b>	Wet system, 286°F, ½" office
<b>Heat:</b>	Gas Fired units Steam distribution in place
<b>Rail:</b>	2 Rail doors
<b>Expansion Area:</b>	Approximately 48,000 SF of slab exists
<b>Sale Price:</b>	\$8,000,000.00
<b>Taxes:</b>	Block 70.01 Lot 8=\$85,156.80 Block 70.01 Lot 19=\$9,043.20



For more information and inspection please contact:

**FRANK V. CACCAVO, JR.**  
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A commission computed in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a closing and transfer of title between our principal and purchaser. (Inquire for rates and additional conditions.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

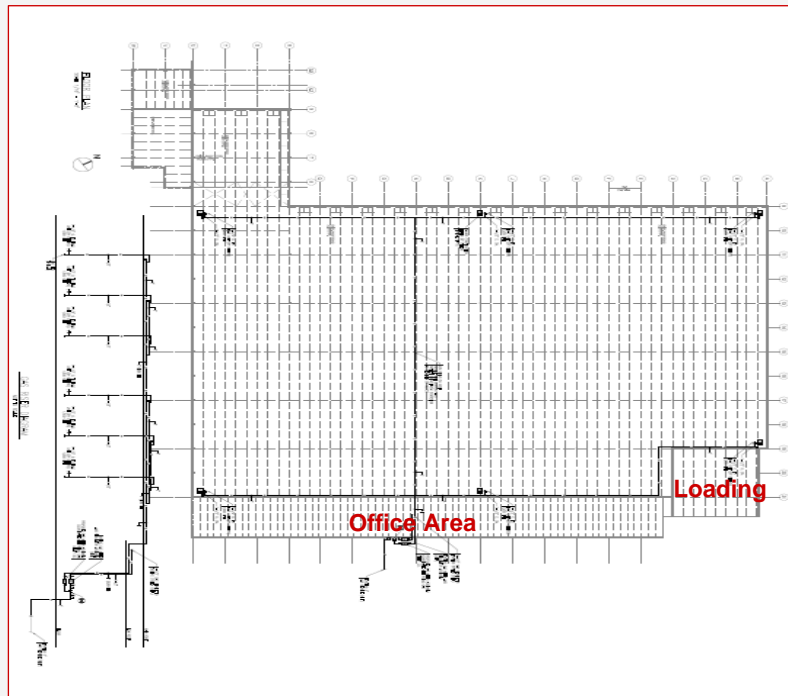
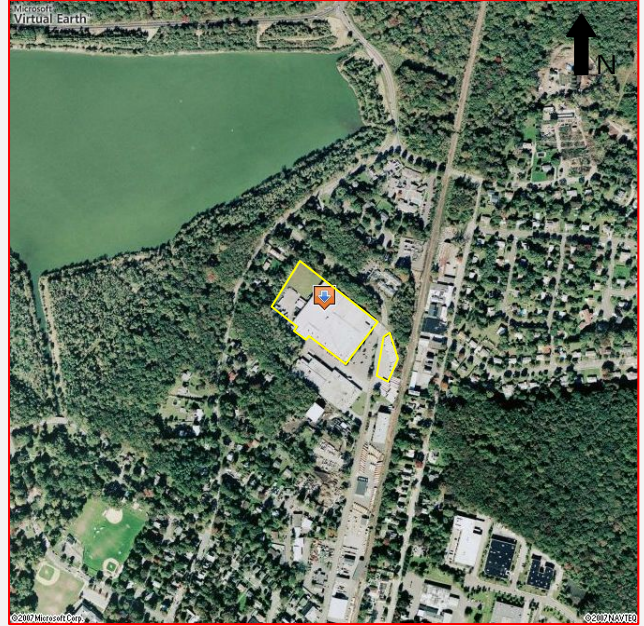
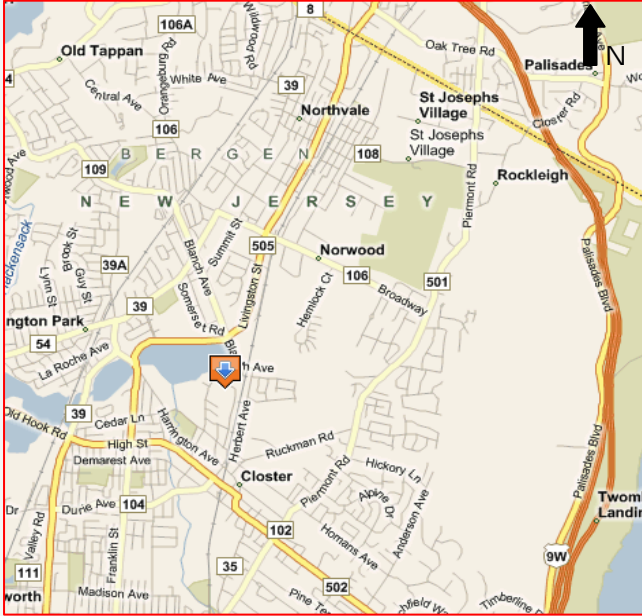


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