



133 HALLECK
AVENUE
JERSEY CITY, NJ

IDEAL FOR:

- ELECTRICAL CONTRACTOR
- PLUMBING CONTRACTOR
- HEATING & AIR-CONDITIONING
- AMAZON SELLER
- WAREHOUSE & MANUFACTURING
- REDEVELOPMENT OPTIONS
- AIR-RIGHTS UP TO 50 FT
- OFFICES PERMITTED BY RIGHT
- SELF-STORAGE PERMITTED BY RIGHT

WAREHOUSE PROPERTY
FOR SALE OR LEASE



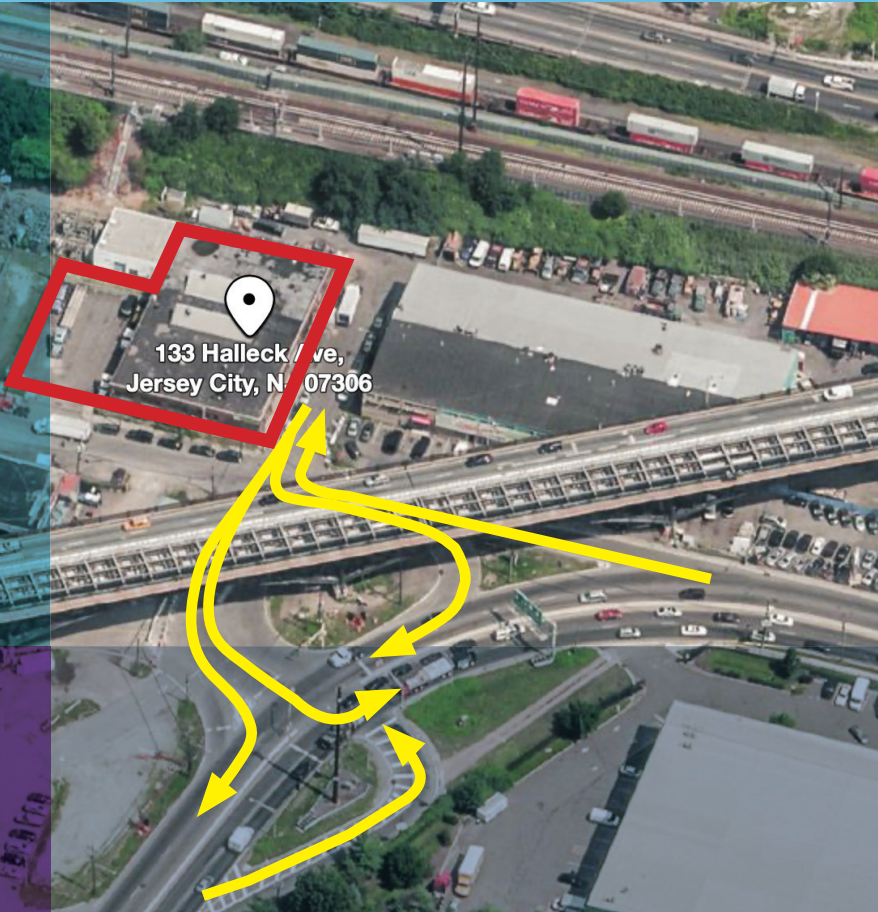
PRICE REDUCTION
CONTACT BROKER FOR MORE INFORMATION



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PROPERTY HIGHLIGHTS:

- 15,970 SF REFRIGERATED WAREHOUSE ON .516 ACRES
 1. 40'X65' REFRIGERATED UNIT
 2. 2 ROLL-TOP DOORS WITH TAILGATE LOADING FOR 2 TRUCKS
 3. CEILINGS ARE ±11' CLEAR
 4. 800 AMP ELECTRIC SERVICES
 5. PARKING AVAILABLE
- ZONED INDUSTRIAL-1
- 60% MAXIMUM BUILDING COVERAGE
- 50' MAXIMUM HEIGHT
- EASY ACCESS TO RECENTLY CONSTRUCTED AND PROPOSED MID-RISE AND HIGH-RISE DEVELOPMENTS
- MORE THAN 11,000 RESIDENTIAL UNITS PROPOSED IN THE AREA WITH 2,400 RESIDENTIAL UNITS CURRENTLY UNDER CONSTRUCTION

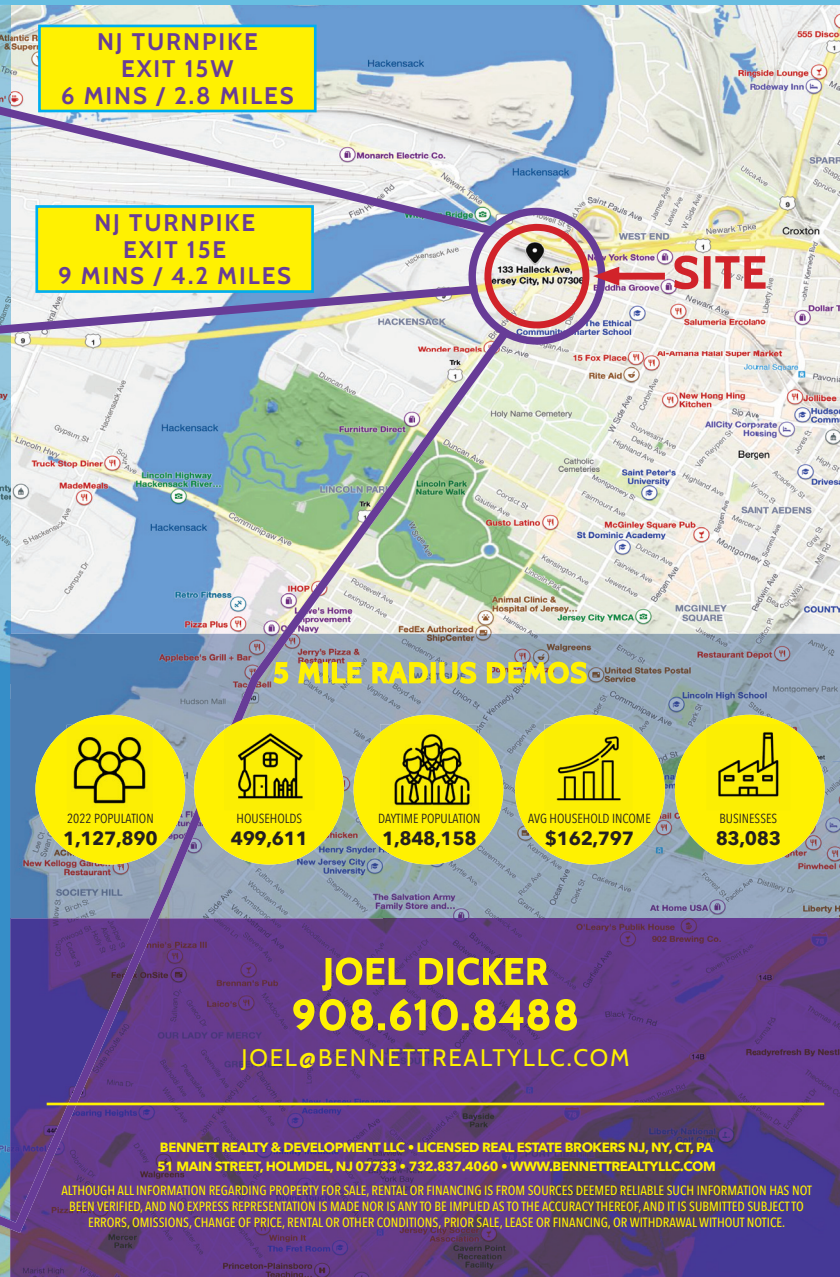


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