



INDUSTRIAL PROPERTY

FOR LEASE

# ±272,500 SF INDUSTRIAL OPPORTUNITY

1 Market Street, Passaic, NJ 07055

*For More Information, Contact the Exclusive Brokers*

**SCOTT G. SAVASTANO**

*Director of Capital Markets*  
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**THE BLAU & BERG COMPANY**

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±272,500 SF Industrial Opportunity

## LOCATION DESCRIPTION

Approx. 0.5 Miles to Route 21

Approx. 6 Miles to I-95

Approx. 12 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Lease Rate:	\$8.50 SF/Yr (NNN)
Available SF:	22,500 - 50,000 SF
Lot Size:	2.44 Acres
Building Size:	272,500 SF

## PROPERTY HIGHLIGHTS

- Total Building: ± 272,500 SF
- Total Acreage: ± 2.44 AC
- Heat: Gas Suspended
- Sprinkler System: Wet System
- Power: Heavy Power
- Loading: 8 Loading Docks / 1 Drive - In
- 3 Internal Freight Elevators
- Floor Load Capacity: 300 Lbs. Per SF (Floors 1 - 5)
- Zoning: Industrial
- Parking: Yes
- Tenant Improvements: Space will be renovated to include lighting, signage, bathrooms, office

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space A	27,500 SF	NNN	\$8.50 SF/yr	1st Floor with 35' Clear
Space B	22,500 SF	NNN	\$8.50 SF/yr	1st Floor with 23' Clear
Space C	22,500 SF	NNN	\$8.50 SF/yr	Mezzanine with 12' Clear
Space D	50,000 SF	NNN	\$8.50 SF/yr	2nd Floor with 16' Clear
Space E	50,000 SF	NNN	\$8.50 SF/yr	3rd Floor with 16' Clear
Space F	50,000 SF	NNN	\$8.50 SF/yr	4th Floor with 16' Clear
Space G	50,000 SF	NNN	\$8.50 SF/yr	5th Floor with 16' Clear
Space H	40,000 SF	NNN	\$8.50 SF/yr	Basement with 11' Clear

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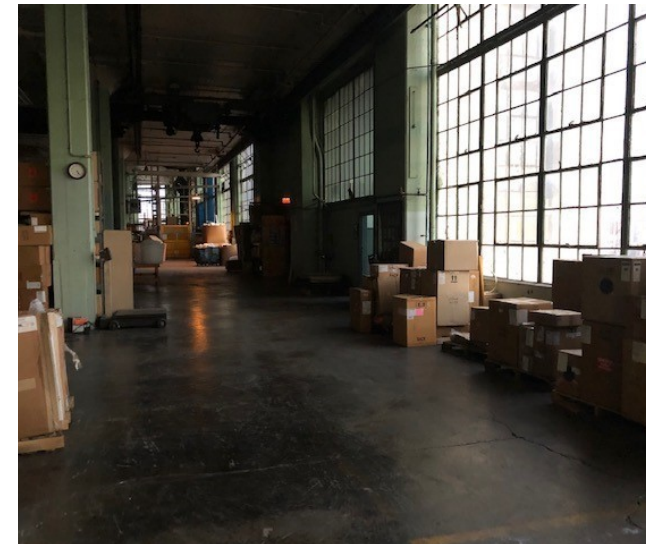
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## PROFESSIONAL BACKGROUND

Scott Savastano, Director of Capital Markets at The Blau & Berg Company, is responsible for representing clients in all positions of real estate transactions, as well as managing investments between investors, businesses, government and individual clients. He has more than 25 years of real estate experience as a transaction specialist. He is highly experienced in the successful acquisition, financing, development and disposition of more than \$1 billion in commercial real estate nationwide. Scott is a true problem solver. He brings an entrepreneurial approach to clients.

## EDUCATION

Montclair State University – B.A. in Accounting (Minor in Paralegal Studies)

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