

FOR SALE or LEASE



1700 Route 3 West Clifton, New Jersey 07013

BUILDING SIZE ±9,000 RSF

PARKING 4/1,000 RSF

ACREAGE

Main Site: .58 Acres plus
Adjacent Lot of .27 Acres

LEASE PRICE

\$21.00 per RSF Gross + T.E.

SALE PRICE \$1,900,000

ADVANTAGES

- Interior Renovations in 2001
- Frontage on Route 3 offering excellent signage opportunity
- Located at the intersection of Route 3W & GSP with Rts 46 & 80 minutes away
- Close proximity to public transportation and minutes to New York City and the Hudson Waterfront

For Further Information or Inspection, Please Contact Exclusive Broker

**The Acclaim Group, LLC
Michael S. Maroon, SIOR
908-653-0880**