



For Lease

50 Carol Street

Clifton, NJ 07014

CONTACT

Scott Belfer
Executive Vice President
+1 732 509 8930
scott.belfer@cbre.com

Lou Belfer
Senior Vice President
+1 732 509 2817
lou.belfer@cbre.com

Evan Filion
Associate
+1 732 509 2828
evan.filion@cbre.com

EJ DaCosta
Associate
+1 732 509 2821
ej.dacosta@cbre.com

CBRE

50 Carol Street

Clifton, New Jersey

For Lease



+65,000
Available SF



+3,000
Office SF



1961
Year Built



14'
Clear Ceiling Height



Nine
Dock Doors



Wet
Sprinkler System



60+
Car Parking



+2.88
Total Acres



+1 Acre
Trailer Storage



800 amps
120-208v 3p 4w



LED
Lighting



6
Restrooms



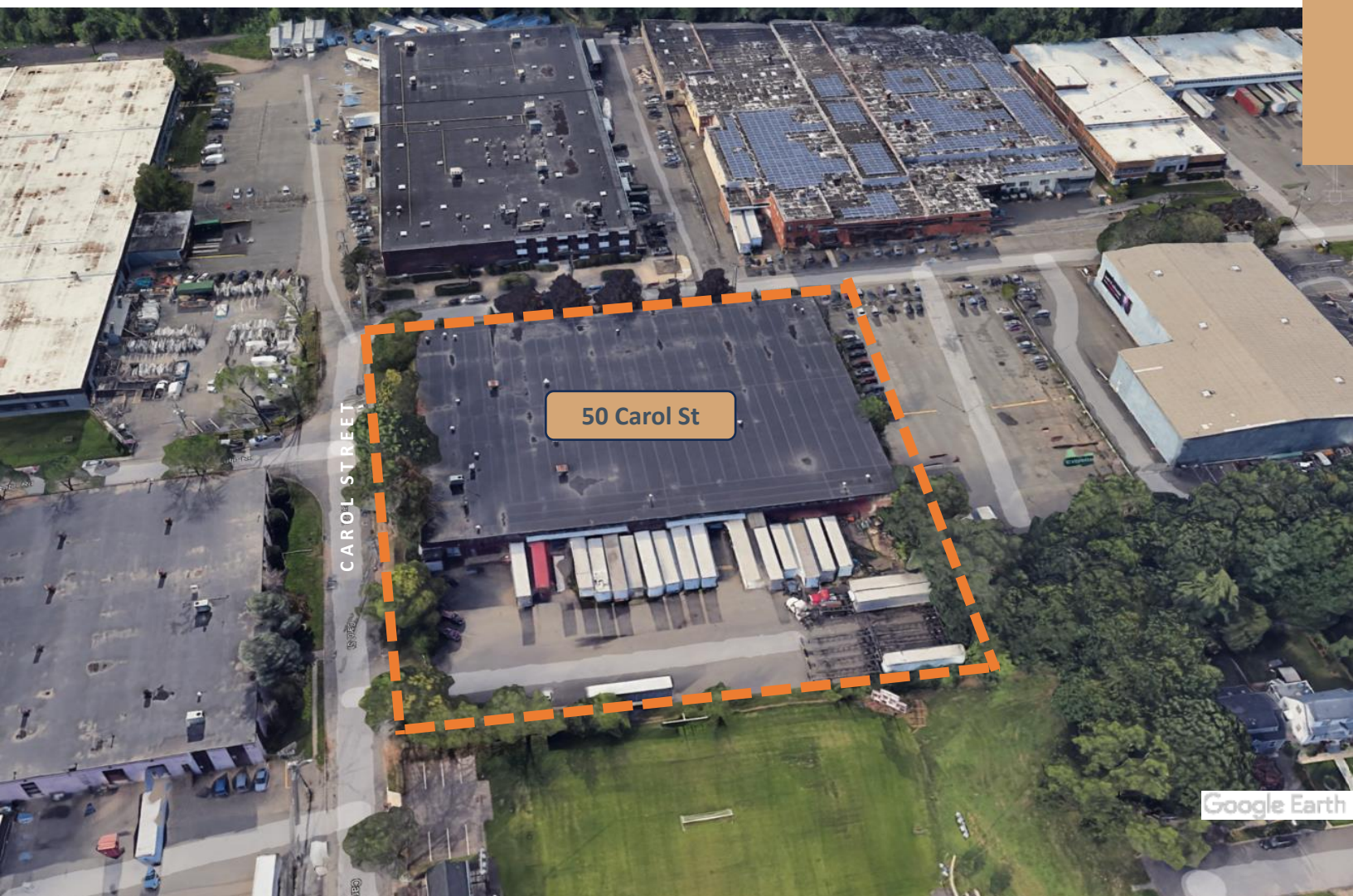
\$1.82 PSF
Est. Taxes



\$1.07 PSF
Est. CAM



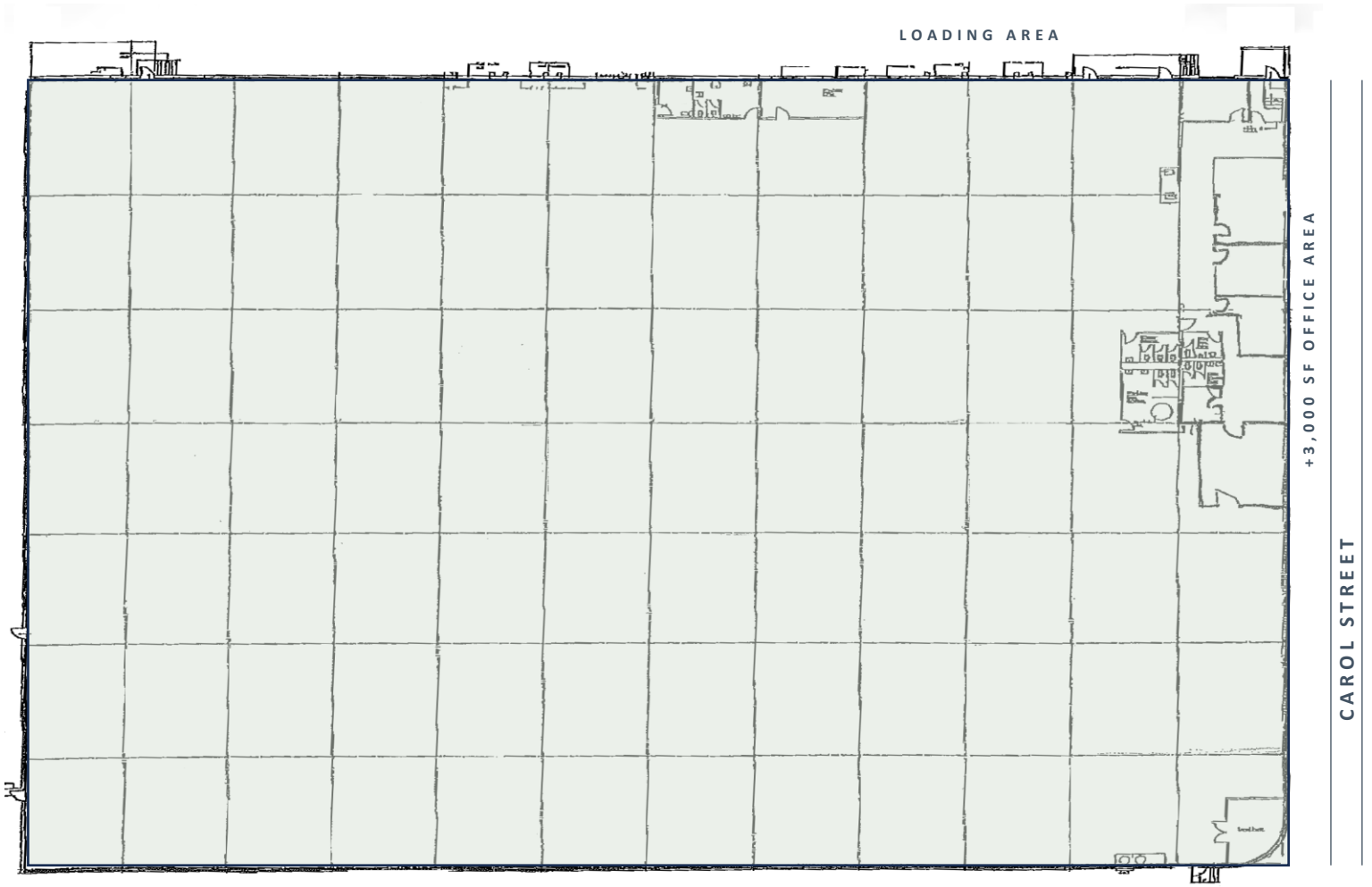
M-2
Zoning



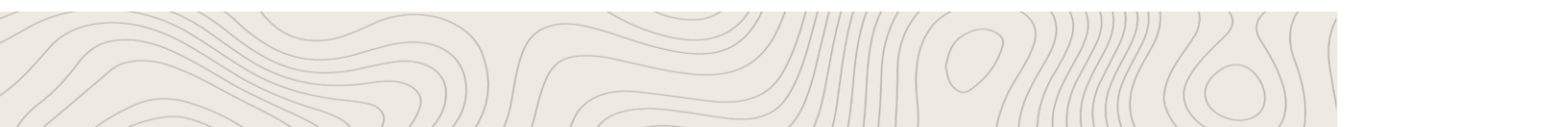
50 Carol Street

Clifton, New Jersey

For Lease



+65,000 SF AVAILABLE



50 Carol Street

Clifton, New Jersey

For Lease

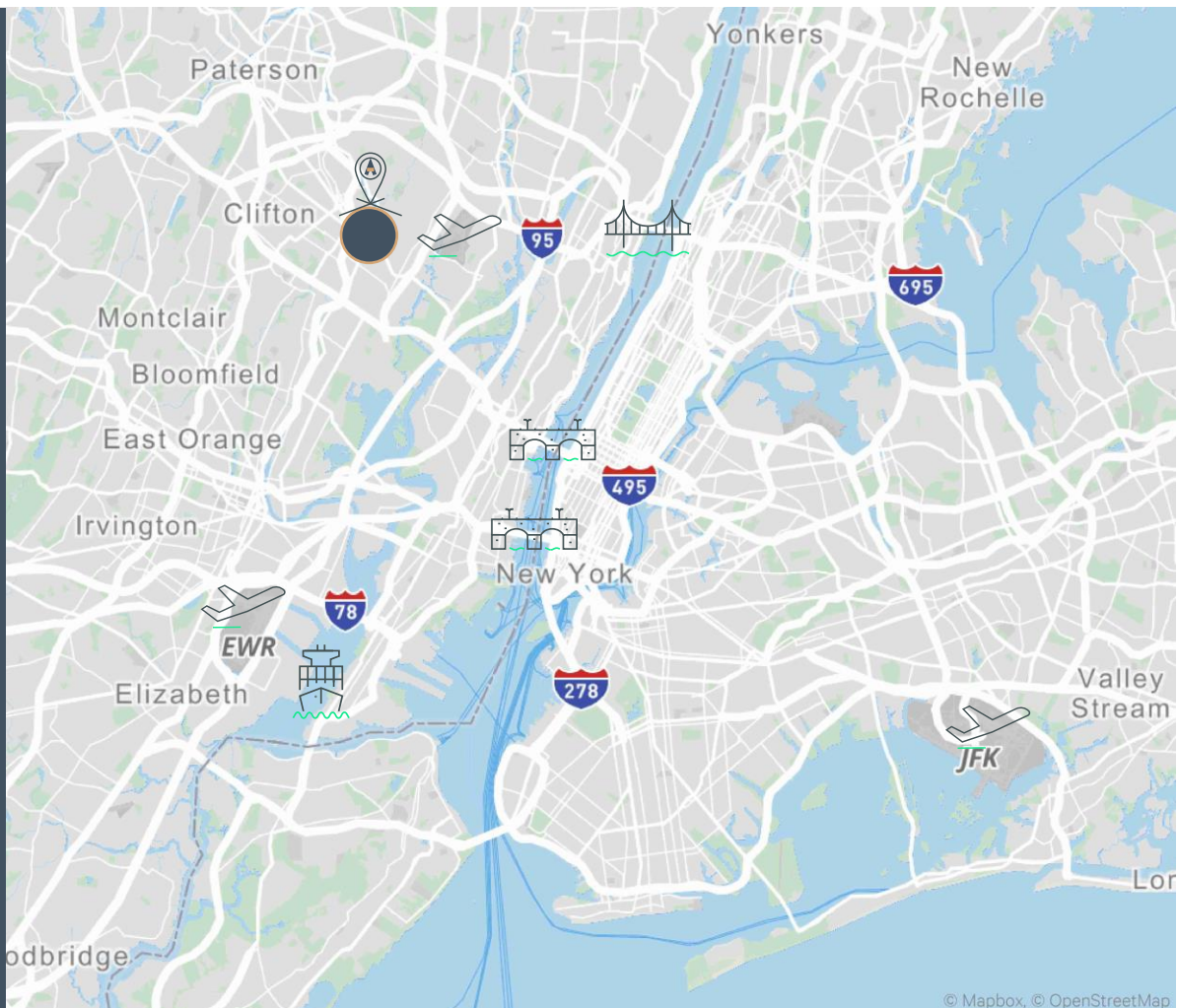
Excellent Local & Regional Access

Opportunity Overview

Located in the Route 46 / 23 / 3 Interchange submarket, **50 Carol Street in Clifton** offers users the opportunity to reside in a vibrant industrial market.

Ideal uses include warehousing, distribution, & light manufacturing.

The area offers a strong labor pool, access to the Tri-State region, many area amenities including sporting & entertainment arenas, museums, hotels, restaurants, & shopping.



- Rts. 21, 3, 17 & 46
- I-78
- I-95
- I-287
- I-278
- I-495
- Newark Liberty International Airport
- Teterboro Airport
- JFK International Airport
- George Washington Bridge
- Holland Tunnel
- Lincoln Tunnel
- Port Newark / Elizabeth
- New York City
- Staten Island
- The Outer Boroughs

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