

For Sale or Lease

354 North Ave.
Block 111, Lot 26
Garwood, New Jersey
±6,000 Sq. Ft. on ±7,500 Sq. Ft. Lot

Bill Hettler
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354 North Ave Is.....

Dynamic Building– Constructed to Suit Most Commercial Uses:
Industrial, Office, Retail, and Residential

Clear Span Construction– No Columns, Wide Open 50 Ft. X 100 Ft. Floorplan

Live / Work / Studio / Loft Environment– Legal Residential Apartment on
2nd Floor, High Ceiling Exposed Wood Truss Interior

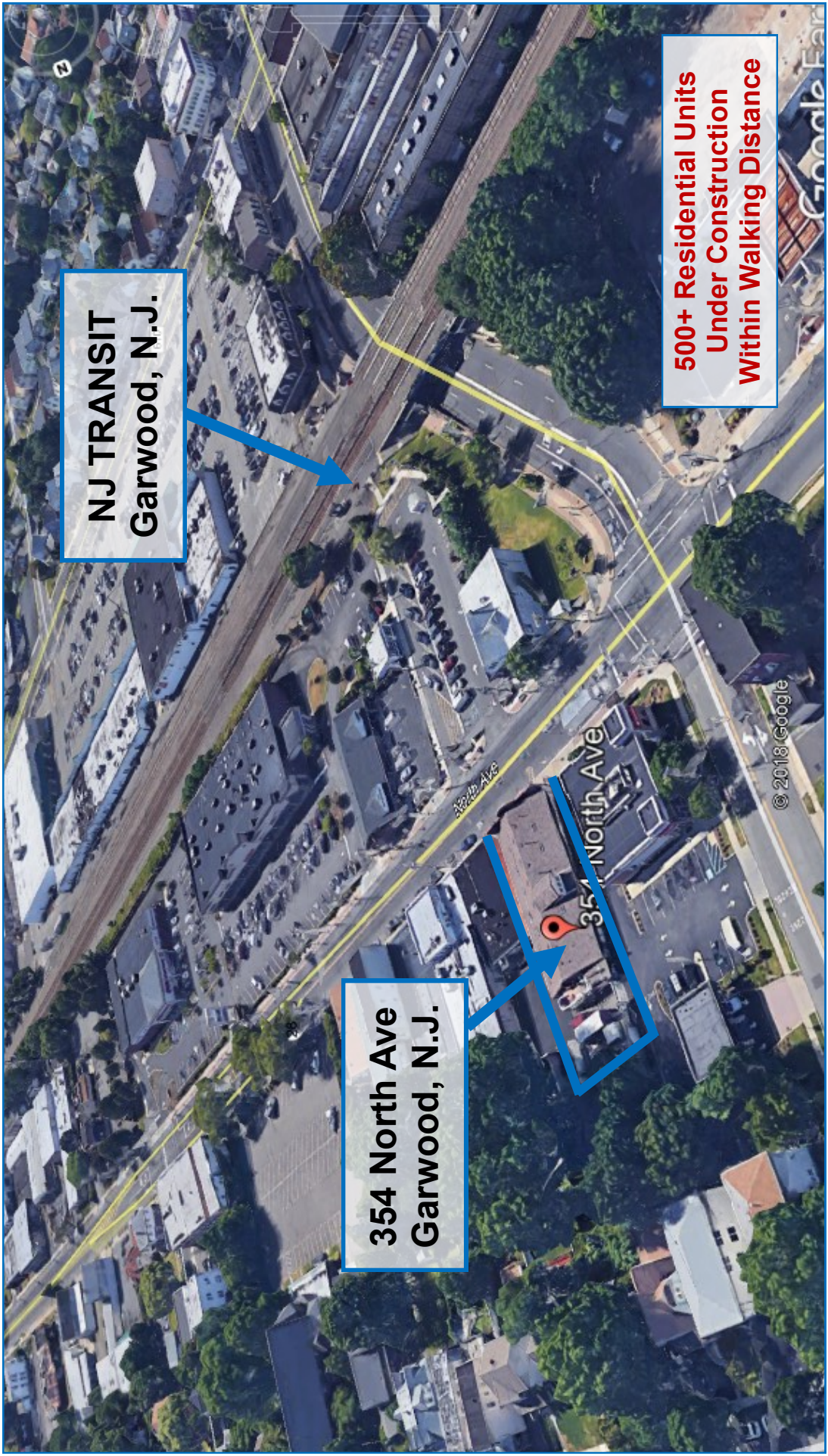
Location- Across from **NJ Transit Garwood Train Station**, Between
Cranford and Westfield Downtowns, Minutes to Parkway Exits #135 & 137

Infrastructure– Heavy Power, Drive In Loading, 14 Ft Ceilings,
Full AC– 6 Zones, Gas Heat



Taxes: \$15,778 Immediate Occupancy
Negotiable Lease / Sale Price \$ 950,000.00

Have a Commercial Property Coming Available For Sale? Lets Talk!



**NJ TRANSIT
Garwood, N.J.**

**354 North Ave
Garwood, N.J.**

**500+ Residential Units
Under Construction
Within Walking Distance**

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LOGISTIC REALTY
COMMERCIAL REAL ESTATE SERVICES

Have a Commercial Property Coming Available For Sale? Lets Talk!