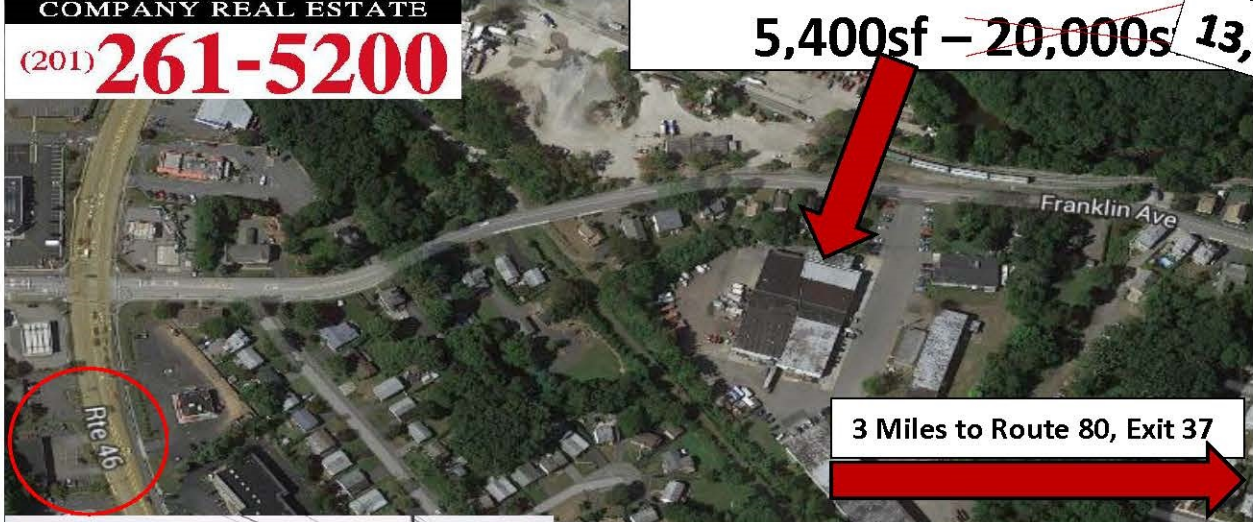


PAGANO
 COMPANY REAL ESTATE
 (201) **261-5200**

**FOR LEASE OR FOR SALE
 INDUSTRIAL UNITS**

5,400sf – 20,000s ~~13,000sf~~



**176 Franklin Avenue
 Rockaway, NJ
 Under New Ownership**

↓ **LED LIGHTING!** ↓

<u>3 Units Available</u>	<u>Unit 3</u>	<u>Unit 4- LEASED</u>	<u>Unit 5</u>
Space Available	5,420sf	6,820sf	7,008sf
*Sale Price	\$620,000	\$750,000	\$771,000
Rental Rate	\$4,500/mo.	\$4,500/mo.	\$4,700/mo
Date Available	12/2014	11/2019	11/2015
CAM/ RE Taxes	\$1.75psf	\$1.75psf	\$1.75psf
Office SF	300sf	TBD	TBD
Ceiling Height	17'	25'	25'
Cranes	2	1	1
Drive in/Grade level doors	2	3	3

When comparing Sale Price versus Rental Rate, it is cheaper to buy!

Extra Features:

- Separate office space available too
- Spaces may be combinable
- Zoned outside storage in Rockaway (HTLI)
- Less than quarter mile from Route 46
- 5 Minutes off Route 80 at exit 37

**For more information please
 contact: Ronald Pagano at
 (973) 769-2468
 (201) 261-5200 ext. 210
ronald@paganoco.com**

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