

110 SOUTH AVENUE

110 South Avenue, Garwood, NJ 07027

LOCATION DESCRIPTION

Fully leased light industrial building on a high traffic corridor located directly between Westfield and Cranford Twps. Building features 4 drive-in doors, 1 tail board door, a 4 year old roof and 16-18 ft ceilings throughout. Tenants include Advanced Fencing and Fitness Academy, Advantage Vacuum, Cartek, and Advanced Printing. All tenants have been in building at least 10 years.



For more information, contact the exclusive broker

Rudy Daunno III
President and Broker of Record

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t. 732.396.3995 | f. 732.396.0910 | c. 732.910.3043

Daunno Realty • 206 Westfield Avenue, Clark, NJ 07066

www.daunnocommercial.com



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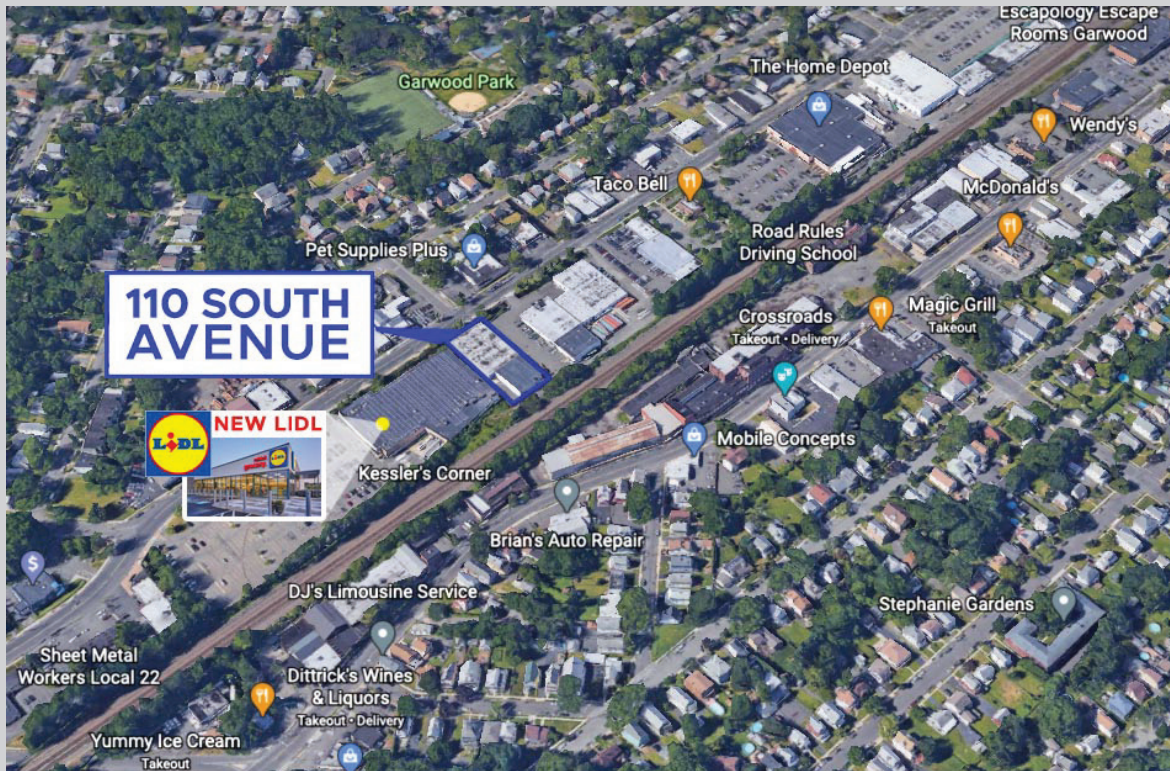
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Property is within walking distance of Garwood Train Station (Raritan Valley Line), NYC Bus, and (2) mixed use re-development sites. The building is surrounded by major retailers including Lidl, Home Depot, Kings, and Crunch Fitness. Ideal for investment or 1031 exchange.



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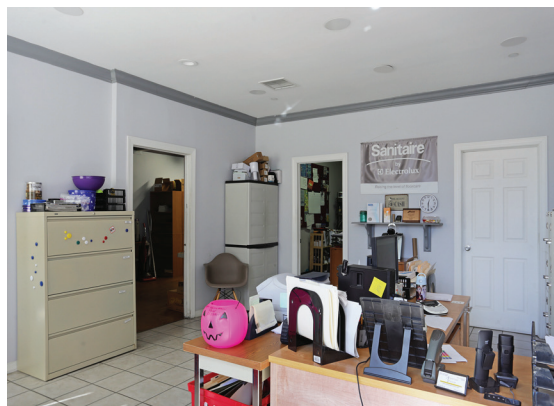
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PROPERTY HIGHLIGHTS

\$3,475,000.00

ZONING: LIGHT INDUSTRIAL - WAREHOUSE
ACREAGE: .85
SQ FT: 18,938
NOI: \$191,108.00
PRICE/SF: \$183.50
TAXES: \$45,605.23

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