



Cardinal Land Properties, Inc.

Licensed Real Estate Brokers

SALE OR LEASE – Near Route 22

Office-Warehouse

1090 Bristol Road,

Mountainside, New Jersey

20,900 Sq. Ft.

\$1,790,000.00

\$85.65 psf



Exclusive Broker

Scott Seidel

Cardinal Land Properties, Inc

1 Cornell Parkway

Springfield, NJ 07081

973-376-0421 (tel)

973-376-0425 (fax)

scottseidel@gmail.com

www.cardinalproperties.com

Prices and specifications subject to change without notice.

The information supplied above is from sources deemed reliable, however we can not guarantee the accuracy of the information. It is subject to change, errors, omissions, prior sale and/or withdrawal from market without notice.

Comments: A unique opportunity for a user and or investor to own an industrial property with income from an established tenant, occupy or lease office space or utilize the entire building in two years.

Building size: 20,900 square Feet

Vacant Space: Up to 7,000 square feet (formerly owner's space)
Available to rent at \$9 psf net-net+

Lot Size: 1.55 acres plus or minus

Parking: Ample (30+)

Loading: 4 T/G doors

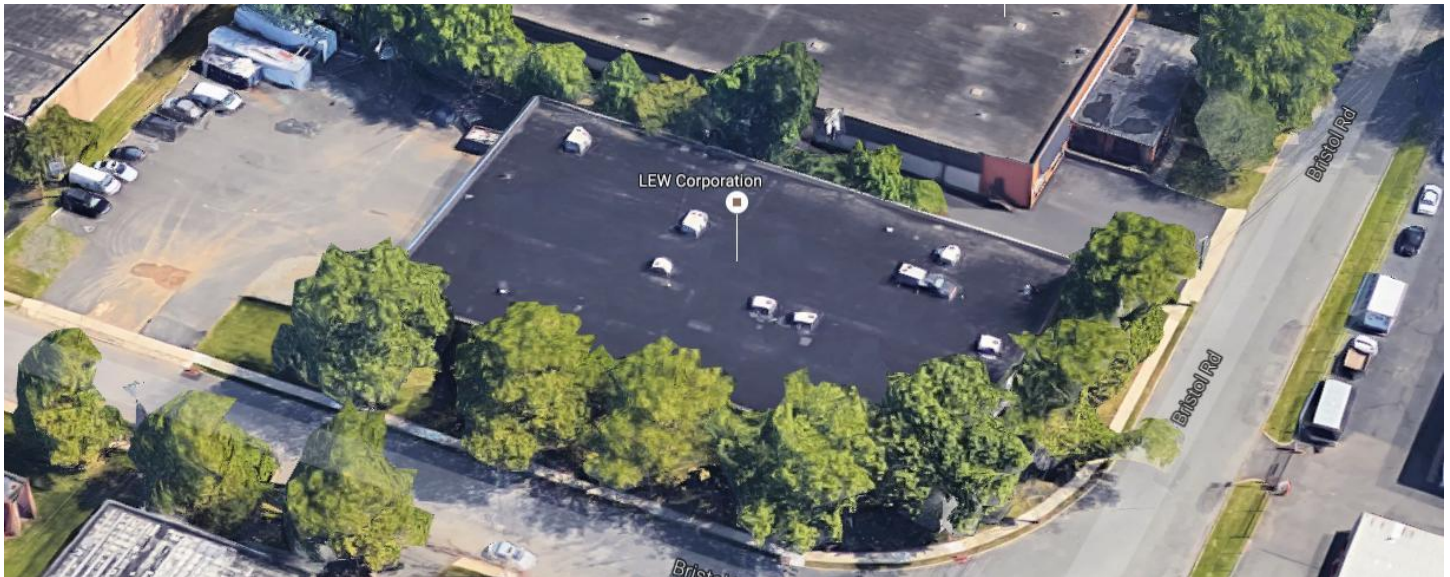
Taxes: \$28,656 2015 (\$1.37 psf)

Zoning: L-I Limited Industrial Zone

Please be advised that Cardinal Land Properties, Inc. is the exclusive sales and leasing agent for a partially occupied 20,900± square foot building located at 1090 Bristol Road, Mountainside, New Jersey. The building is steel and block construction. The building consists of approximately 45% warehouse and utility space with the balance being office space. There is one tenant at the premises in 13,600 sq. ft. (which includes all 8,800 sq. ft. of warehouse space) through December 2018. The Owner's former space, as well as two smaller tenant's space, approximately 7,000 square feet, is either subject to short term leases or being vacated by March 2017. There are multiple entrances facilitating access by different tenants. The owner (and other existing office tenants) would consider leasing back 1200 to 3000 square feet of office space.

Warehouse Ceiling Height: 15 foot interior height, building is 100% air conditioned.

Comments: Fully Sprinklered, gas fired heat in warehouse, 600 AMP Electric, service



Ariel View

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Loading Docks

We shall be glad to show the above property to you by advance appointment only. For an appointment, please call 973-376-0421.

Additional Information on our website www.cardinalproperties.com

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- LEW Corp
- Loumar
- Cera Pro
- Upstoley Unlimited
- Chelsea Textile

FLOOR PLAN
 SCALE 1/8" = 1'-0"
 20' X 100' X 20' 21"
 ENIT 11/20/21

NOTE
 THIS FLOOR PLAN IS PREPARED BY THE ARCHITECT FOR THE ARCHITECT'S FILE & REFERENCE SYSTEM.

POSTING PLACE
 SHANTY CANTONMENT
 1000 BOSTON ST
 BOSTON, MA 02118
 TEL: 617-552-1100
 FAX: 617-552-1101

POSTING PLACE
 SHANTY CANTONMENT
 1000 BOSTON ST
 BOSTON, MA 02118
 TEL: 617-552-1100
 FAX: 617-552-1101

LEGEND
 SHANTY CANTONMENT
 1000 BOSTON ST
 BOSTON, MA 02118
 TEL: 617-552-1100
 FAX: 617-552-1101

SITE PLAN
 SCALE 1/8" = 1'-0"



APPROVED BY:	DATE:
DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:

SHANTY CANTONMENT ASSOCIATES
 1000 BOSTON ST
 BOSTON, MA 02118
 TEL: 617-552-1100
 FAX: 617-552-1101

CALENDA LAURO ARCHITECTS
 1700 GARDNER ST
 BOSTON, MA 02116
 TEL: 617-552-1100
 FAX: 617-552-1101

DATE: 11/20/21
SCALE: 1/8" = 1'-0"
PROJECT: SHANTY CANTONMENT ASSOCIATES