

81 Somerset Place

Clifton, NJ 07102



FOR SALE Industrial Warehouse, Existing Fabrication & Manufacturing Shop

17,800 sq. ft. warehouse

.62 Acres

3 drive-in doors

Freight cranes

High ceilings



PROPERTY DETAILS

PRE has been exclusively appointed to facilitate the sale of [81 Somerset Place, Clifton, NJ 07102](#) – a well-established fabrication and manufacturing facility.

- 17,800 square-foot warehouse
- .62-acre lot
- Heights ranging 11' to 18' under hook
- Clear heights ranging from approximately 14 to 22 feet.
- Delivered vacant
- 3 Drive-Ins
- The sale extends the option of acquiring the machinery on-premise, if desired. Price not included.

Building Area Approx. 17,800 sq. ft.

Warehouse Area Approx. 15,000 sq. ft.

Lot Size .62 Acres

Zoning M-2

Occupancy Delivered Vacant

Taxes \$37,722.75 Annually

ASKING \$4,000,000 (\$225/sq. ft.)

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PRE Real Estate Services
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Shop 1

Description: This area is currently being used for material handling but has been used for fabrication and is fabrication ready.

Bay size: 20' wide x 80' long x 11' under freight hook. Approximately 14' ceilings.

Crane: (1) 2-Ton.

External doors: (1) Front entrance for personnel entry.



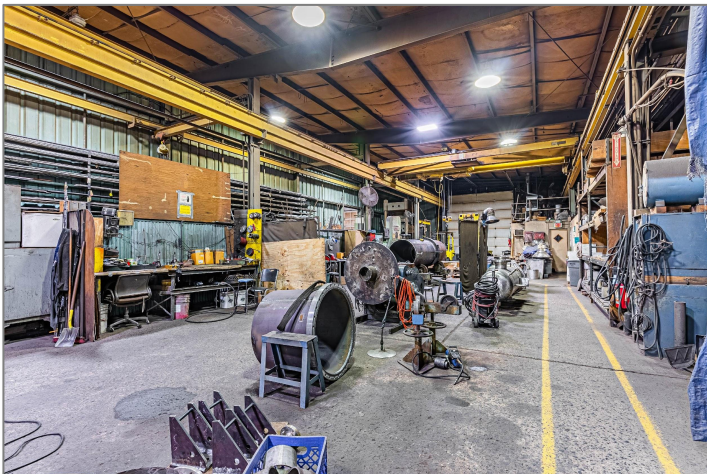
Shop 2

Description: This area is currently being used for heavy, large diameter fabrication.

Bay size: 32' wide x 110' long x 18' under freight hook. Approximately 22' ceilings.

Crane: (1) 10-Ton, (1) 5-Ton, and (1) 3-Ton.

External doors: (1) Front for Shipping, 14' High x 11'-6" Wide; (1) Front for Personnel Entry.



Shop 3

Description: This area is currently being used for heavy, medium diameter fabrication.

Bay size: 25' wide x 180' long x 14' under freight hook. Approximately 18' ceilings.

Crane: (1) 10-Ton and (1) 5-Ton

External doors: (1) Front entrance for personnel entry.

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Machine Shop

Description: This area is used for machining and drilling.

Area size: 2,040 sq. ft.

External doors: Accessible indoors or (1) Rear for Personnel Access



Offices

The office is 2,500 sq ft across 2 floors. One stairway from the ground floor to the second floor and one stairway from the shop to the second floor. Accessible from the inside.

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LOCATION DETAILS

Clifton is a city in Passaic County, New Jersey that offers the convenience of being a regional commercial hub for North Jersey while also serving as a suburban retreat within the New York Metropolitan Area. With a population of around 90,000 residents, Clifton provides a diverse and vibrant community. The city is known for its accessibility, being crisscrossed by major highways including Route 3, Route 21, and U.S. Route 46, making it easy to reach both New York City and surrounding areas. The property is surrounded by various shopping options, including Clifton Commons and Promenade Shops, as well as local businesses like Comodo's world headquarters. It's also well-connected via public transportation, with NJ Transit train and bus services providing convenient access for employee transit.

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