

130 PATTERSON STREET, PERTH AMBOY, NJ 08861

8,800 SF STAND-ALONE INDUSTRIAL BUILDING

Between Brighton Avenue & State Street

FOR LEASE/SALE



SHLOMI BAGDADI
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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Perth Amboy neighborhood of New Jersey.

HIGHLIGHTS

- Stand-Alone Building
- Available for Lease/Sale
- Easy Access to Highways and Bridges
- Dense Residential Population Nearby

SPACE DETAILS

- 1 Drive-In Door
- Column Spacing / Clear Span
- Ceiling Height: 15 FT
- Frontage: 20 FT
- 2 Egress
- Signage Opportunity
- Ground Floor Access
- Plumbing in Place
- HVAC System
- Sprinklers in Place
- Move-In Ready Condition
- Perfect for Wholesale, Storage, or Office Users!

TRANSPORTATION

NJCL North Jersey Coast Line train at Perth Amboy

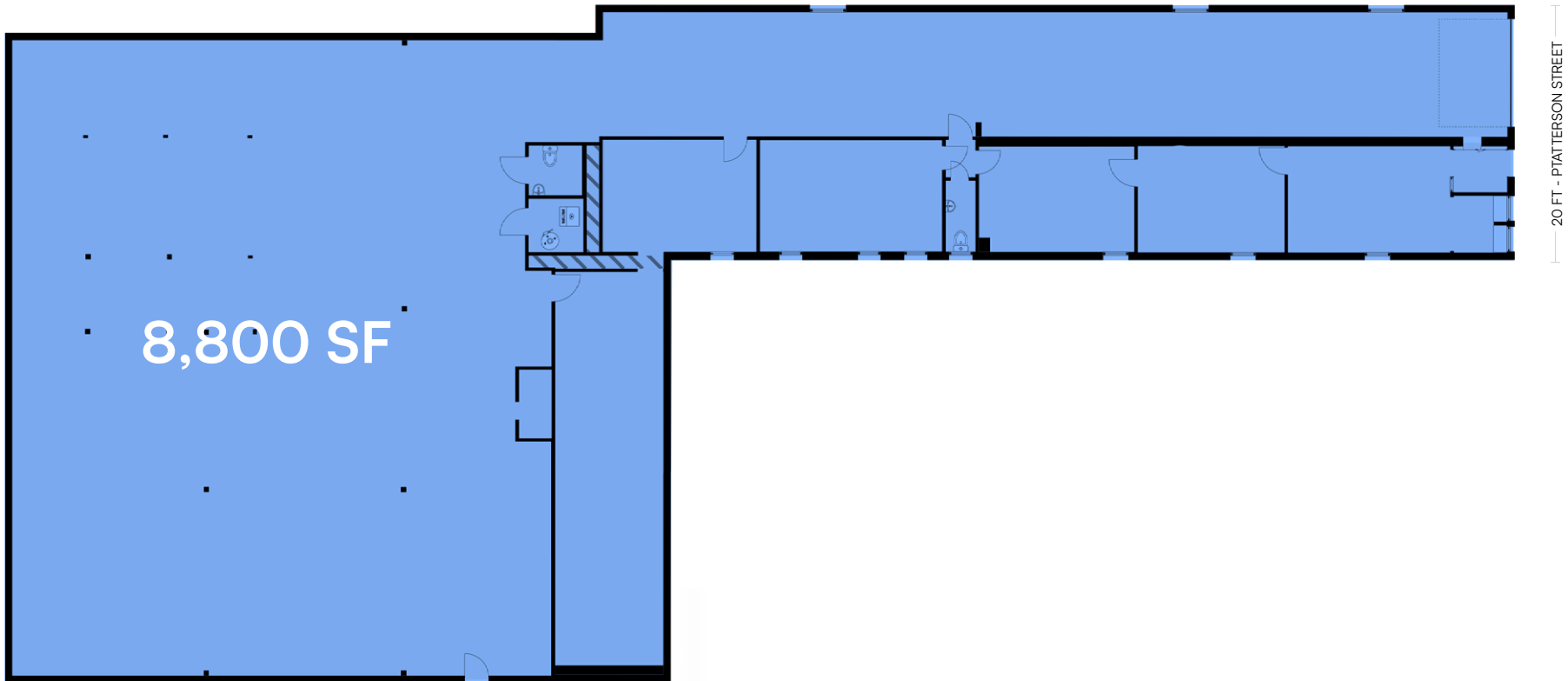
48 **813** **116** **815** **817** Bus Lines

NEIGHBORS

Dunkin', PNC Bank, Chase Bank, Metro by T-Mobile, AT&T Store, Dollar Tree, Boost Mobile, Caba Grocery Inc, Don Manuel, Refresh Tea, El Shaday, Madison Ave Dental, Kid City, Alebrijes Mexican Restaurant, SparQ Dental Perth Amboy, Canela Beauty Supply, and more!



FLOOR PLANS



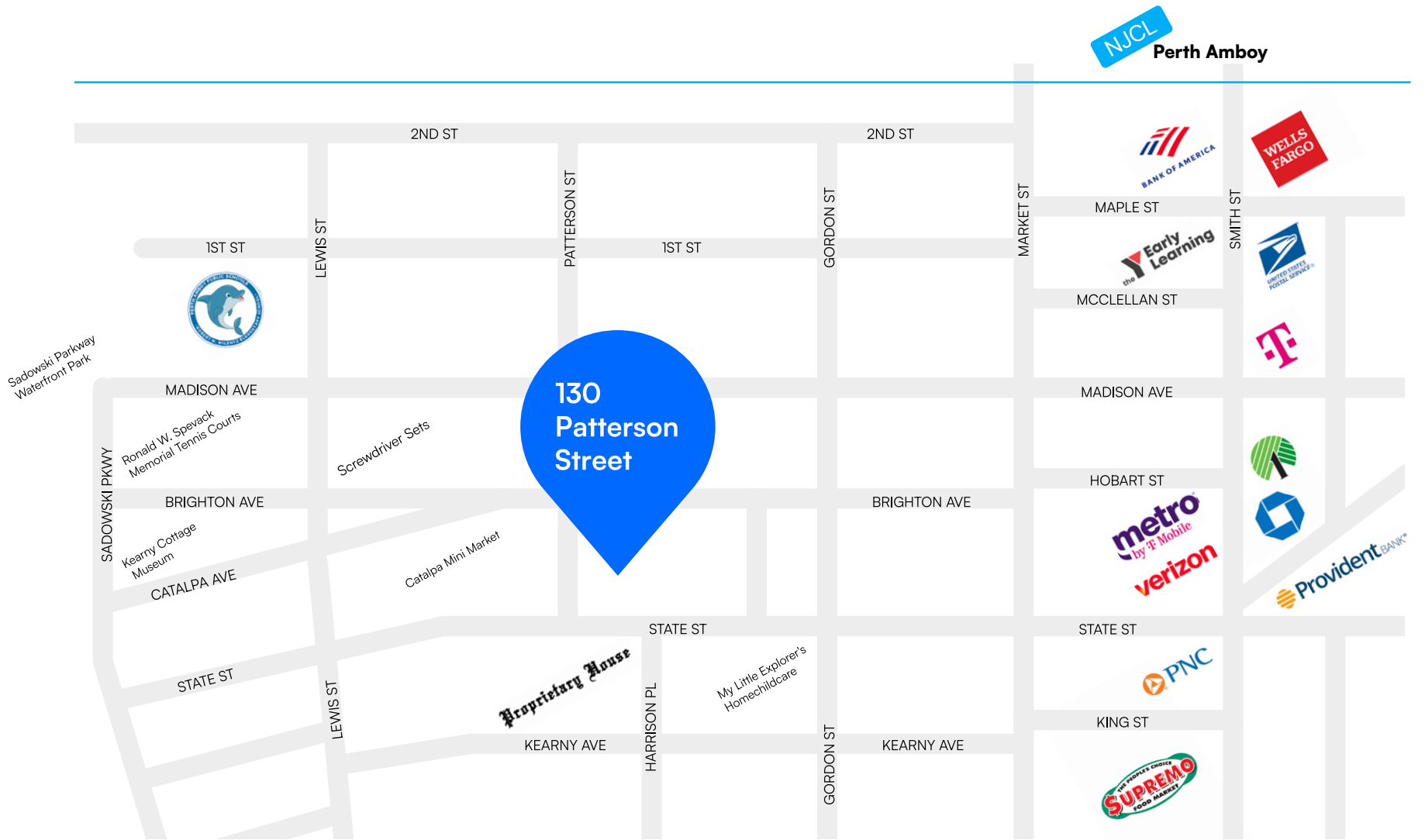
FIRST FLOOR

All square footages are approximate

PROPERTY PHOTOS



RETAIL MAP



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