

**397 E. 54th Street**  
**Elmwood Park, New Jersey**

**+/- 2 ACRES TRUCK COURT & PARKING**



**+/- 134,500 SF AVAILABLE**  
Part of +/- 224,130 SF on +/- 11.75 Acres

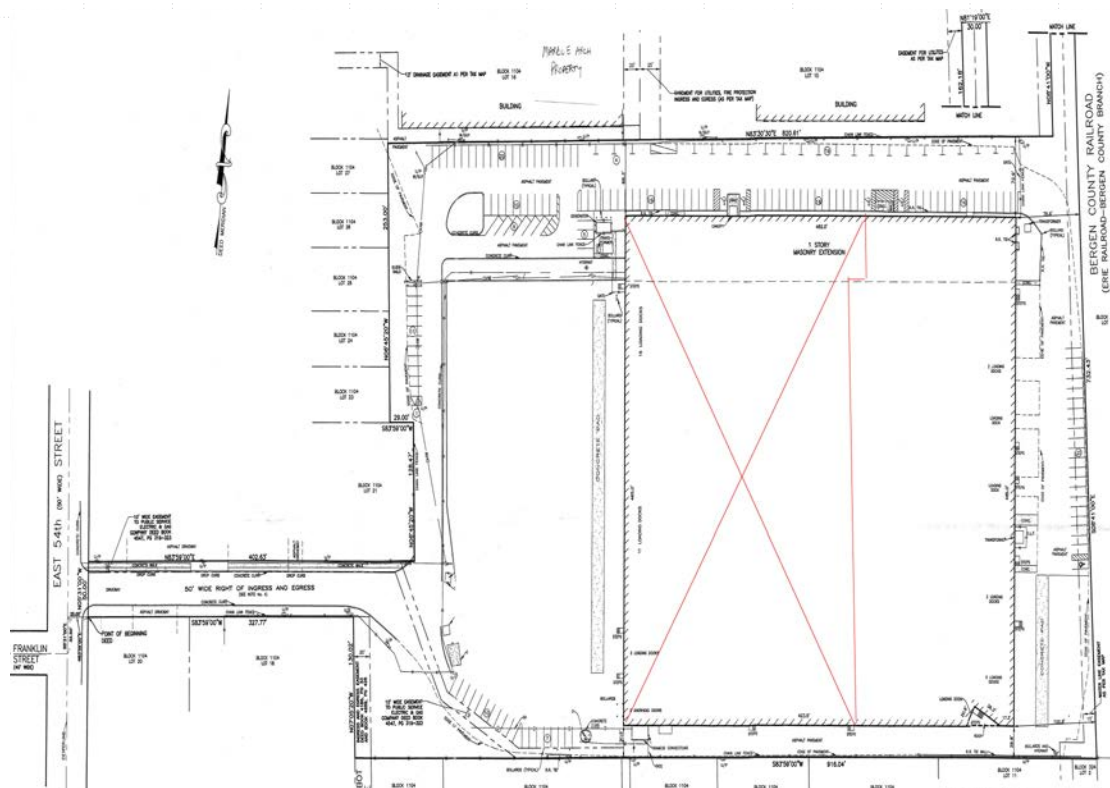
**PRIME BERGEN COUNTY LOCATION**  
**@Routes 80, 95, 17, 46 & GSP**

- +/- 16,212 SF Office
- 30 Loading Doors
- 26' Ceilings
- Gas Heat
- 48' x 20' Bays
- 3,000 Amps, 480 Volts
- Interior Vehicle Repair or Storage Bay
- Fenced and Paved Property
- \$1.15 PSF Real Estate Taxes (2018)
- Call for Pricing

**For Additional Information Contact**  
**Exclusive Broker:**

**Pantheon Properties, Inc**  
**Matthew Corpuel | Gary Capetta**  
**212.277.7510 | 212.277.7504**  
**Leasing@PantheonProperties.com**

# 397 E. 54th Street Elmwood Park, New Jersey



**UNSURPASSED LOCATION!**

- Abundant Loading
- Abundant Parking
- High Ceilings
- Great Labor Pool
- This Opportunity Has It All!

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