

855 Valley Road
CLIFTON, NJ

3,096 SF - 30,000 SF
Medical/Professional Office

Build-To-Suit!

Property Information

- 19,455 SF available with flexibility to provide up to 30,000 SF for the right tenant
- Build-to-Suit Medical/Professional Offices
- First Floor Suites: 3,377 SF & 7,483 SF
 - *10,860 SF if combined*
- Second Floor Suites: 3,096 SF & 5,499 SF
 - *8,595 SF if combined*
- Suites can be contiguous/divisible; spaces will be renovated to fit tenant's needs
- Building signage available with exposure on Route 46
- Doctors will have dedicated covered parking

INQUIRE FOR PRICING



Darren M. Lizzack, MSRE
Vice President

201 488 5800 x104
dlizzack@naihanson.com



Randy Horning, SIOR, MSRE
Vice President

201 488 5800 x123
rhorning@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US! | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON.

855 Valley Road CLIFTON, NJ

Renderings COMMON AREAS



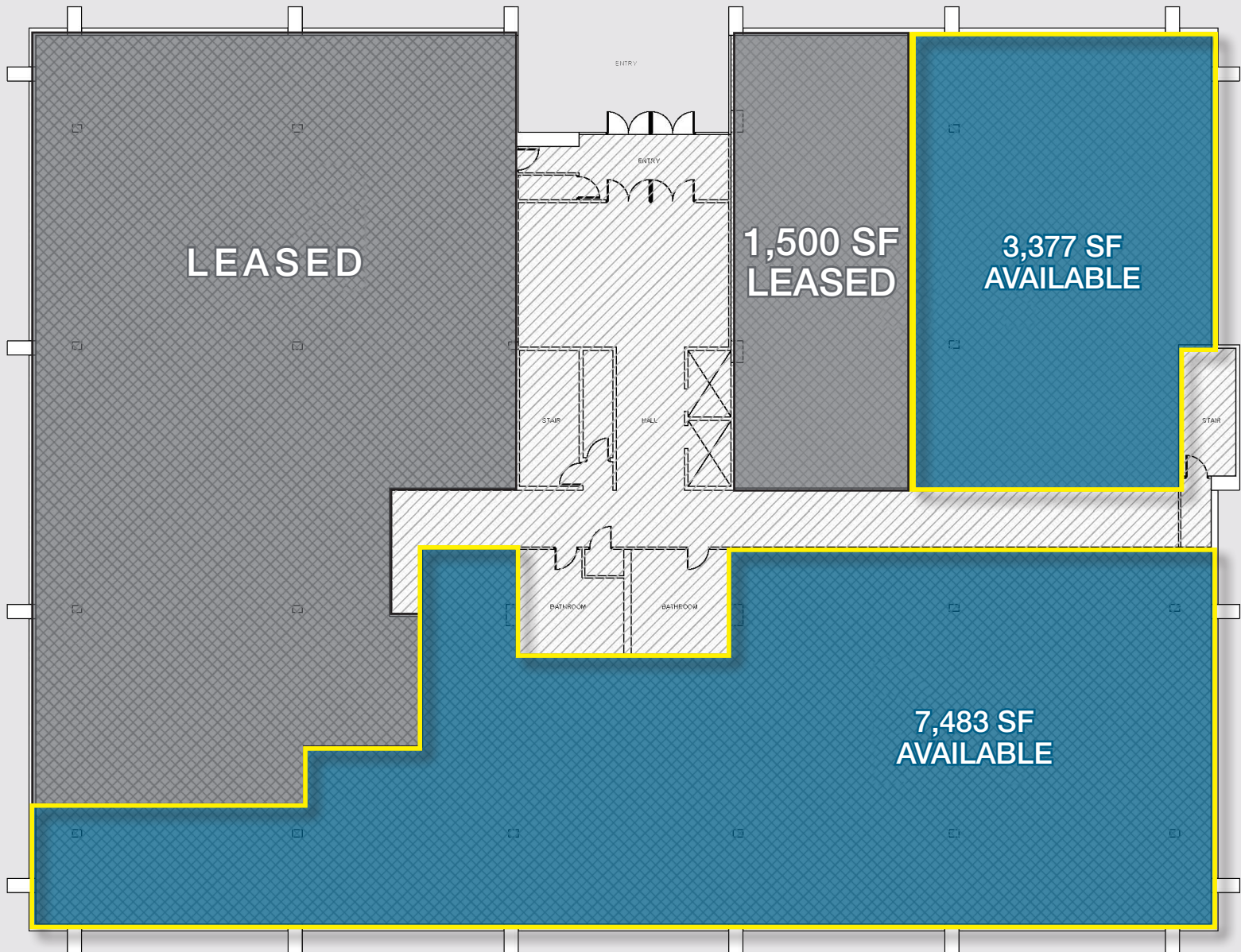
855 Valley
Road
CLIFTON, NJ

Property
PHOTOS



855 Valley Road
CLIFTON, NJ

First Floor FLOOR PLAN



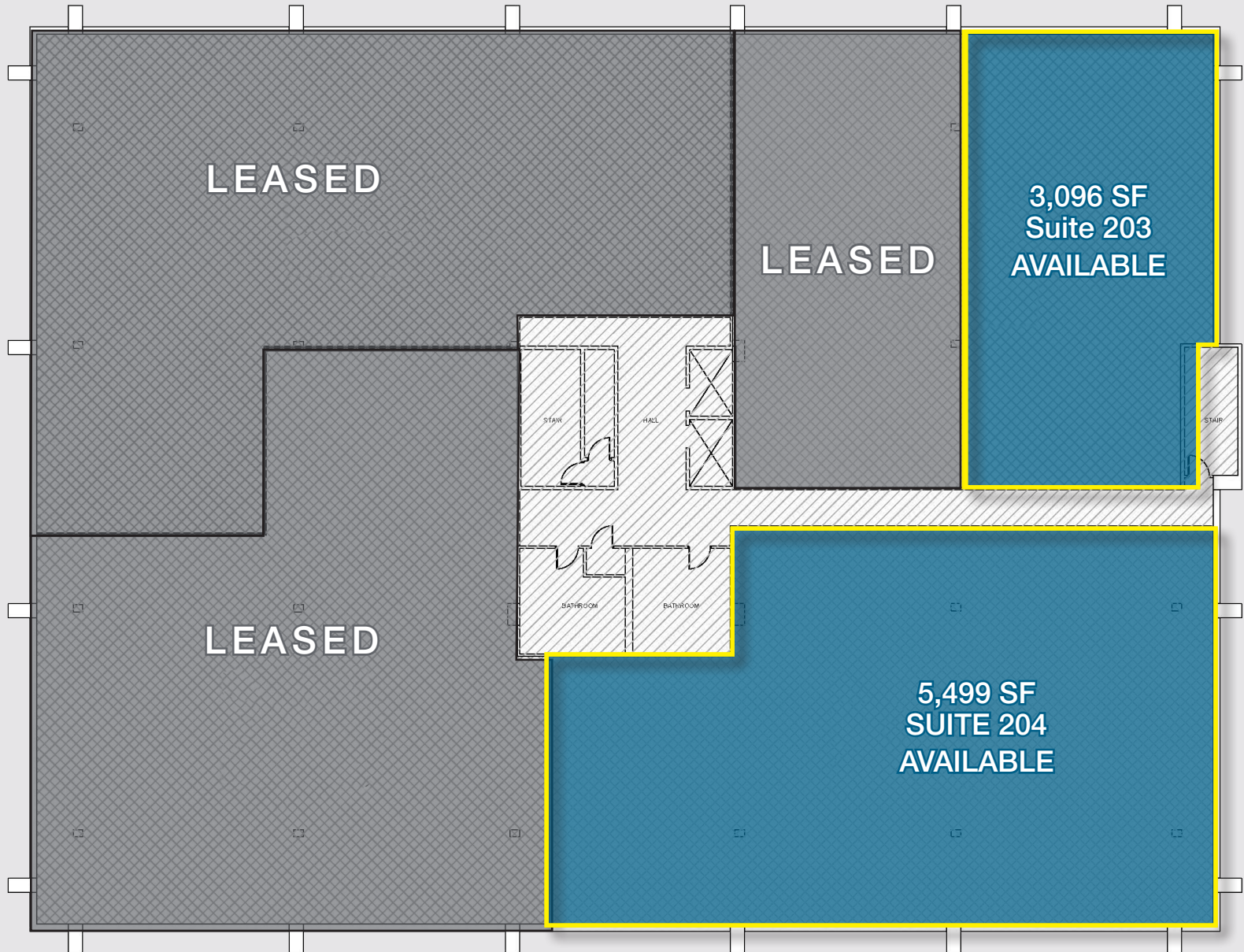
FIRST FLOOR PLAN KEY PLAN

10,860 SF if combined

SCALE @ 1/16" = 1'-0"

855 Valley Road
CLIFTON, NJ

Second Floor FLOOR PLAN



SECOND FLOOR PLAN KEY PLAN

8,595 SF if combined

SCALE @ 1/16" = 1'-0"

855 Valley Road CLIFTON, NJ

Location MAP

Excellent Access To Highways

- 855 is at the hub of strategic highways linking suburban New Jersey with Manhattan
- Located off US-46, 855 Valley Road is minutes to the Lincoln Tunnel, Garden State Parkway and I-80
- Excellent visibility
- Easy access to local shops, restaurants, public transportation and more

