

FOR SALE

1245 Virginia St. Elizabeth, NJ
\$3,200,000



Specifications:

- 25,000 SF on 1 acre
- 2,000 SF Office
- 14' Ceiling height
- 3 Loading docks
- 1 Drive-in
- Can build up to 150,000 SF
5 stories subject to verification

For additional information 1-800-732-4035:

Shaya Grosinger
(917)359-5727
shaya@gramercynj.com

Yoel Jacob
(718)598-7791
yoel@gramercynj.com

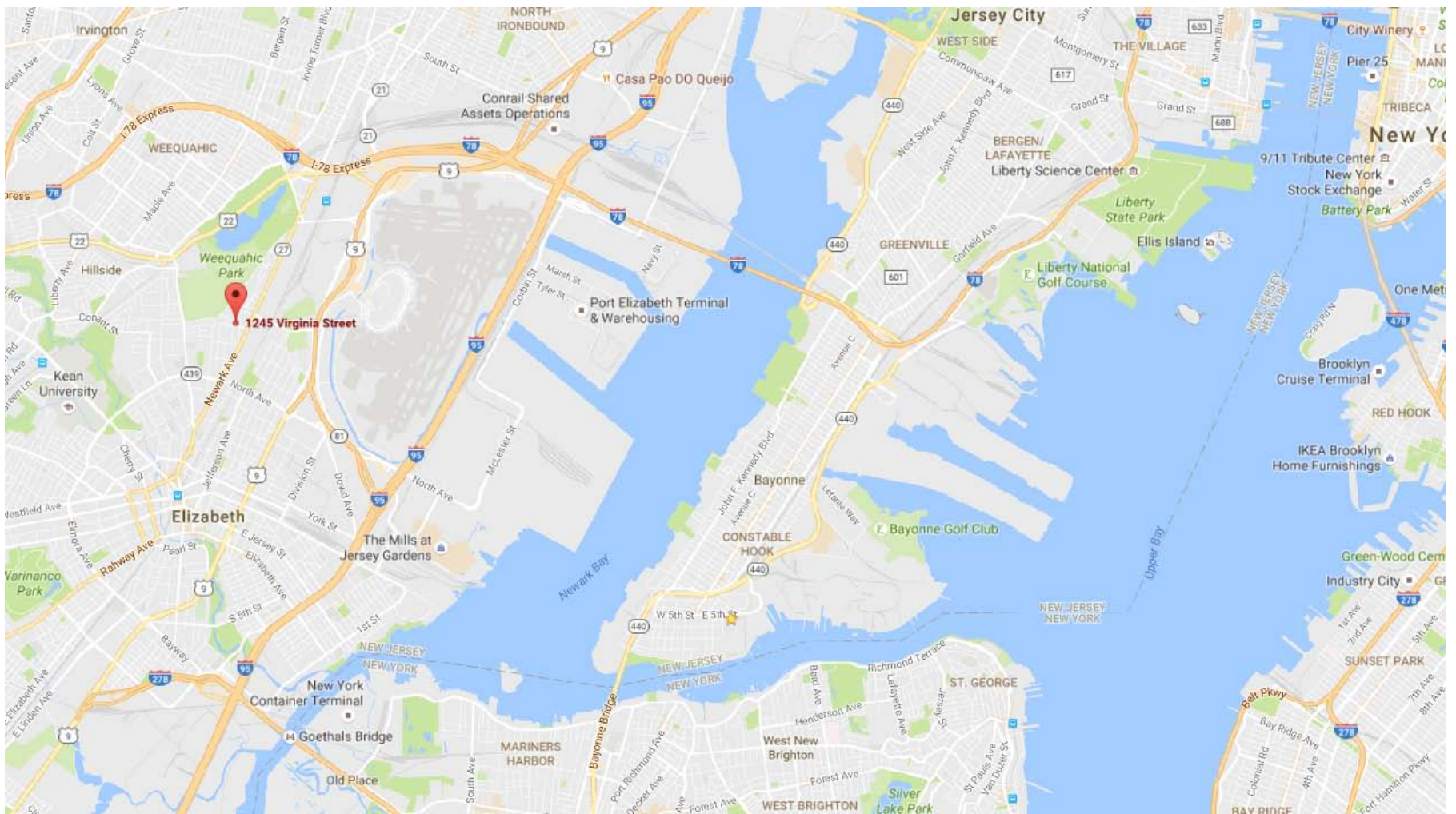
Isaac Neuman
(917)530-6479
isaac@gramercynj.com



Gramercy Real Estate Services, LLC
25 Commerce Rd. Suite 370, Cranford, NJ 08016



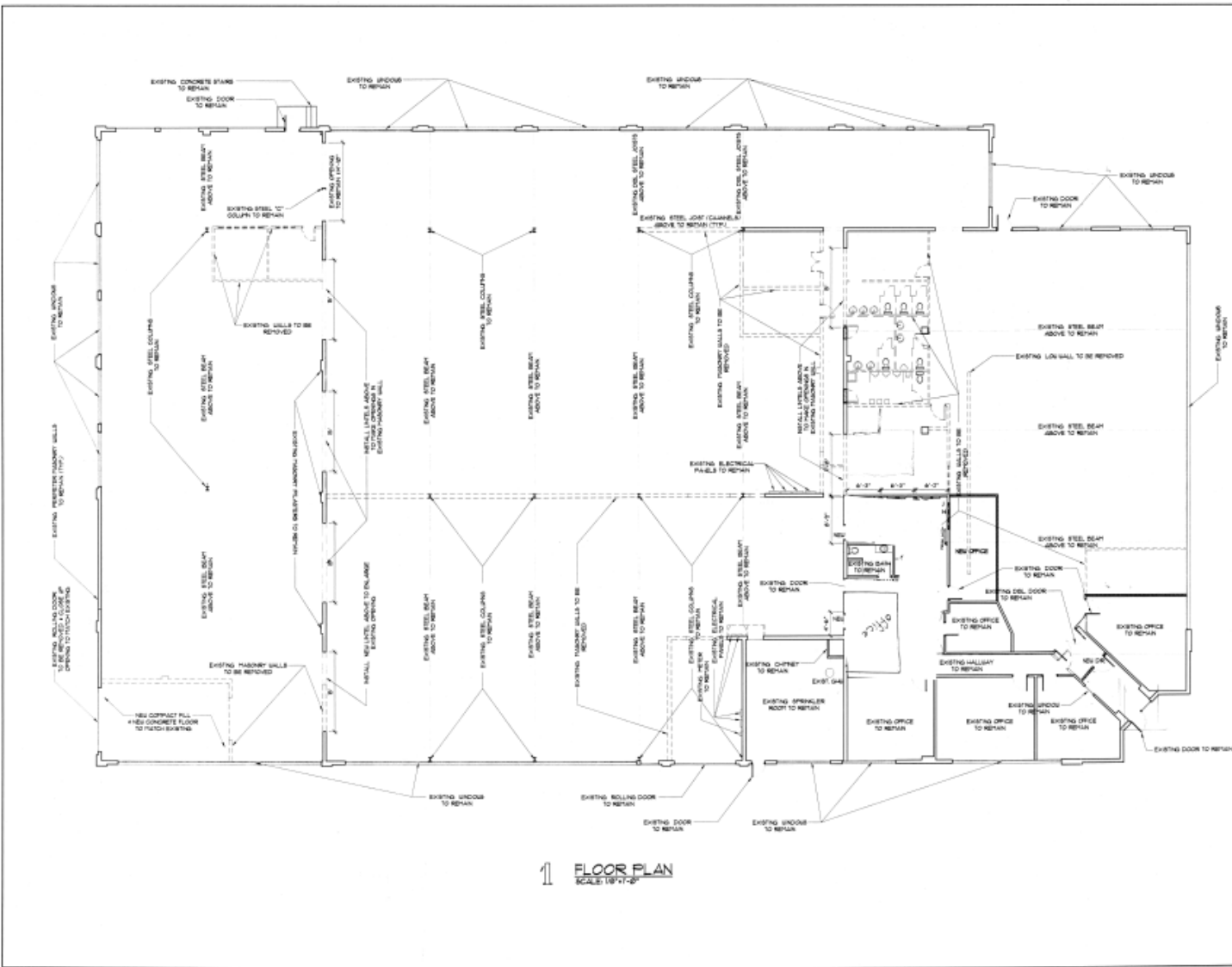
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JAMES R. GUERRA, P.A.
 Architectural Firm
 507 Jefferson Avenue
 Elizabeth, N.J. 07201
 (908) 382-2555

FLOOR PLANS
PROPOSED ALTERATIONS TO EXISTING FACTORY
FOR TED BUBBIN
AT: 1245 VIRGINIA STREET
ELIZABETH, NEW JERSEY

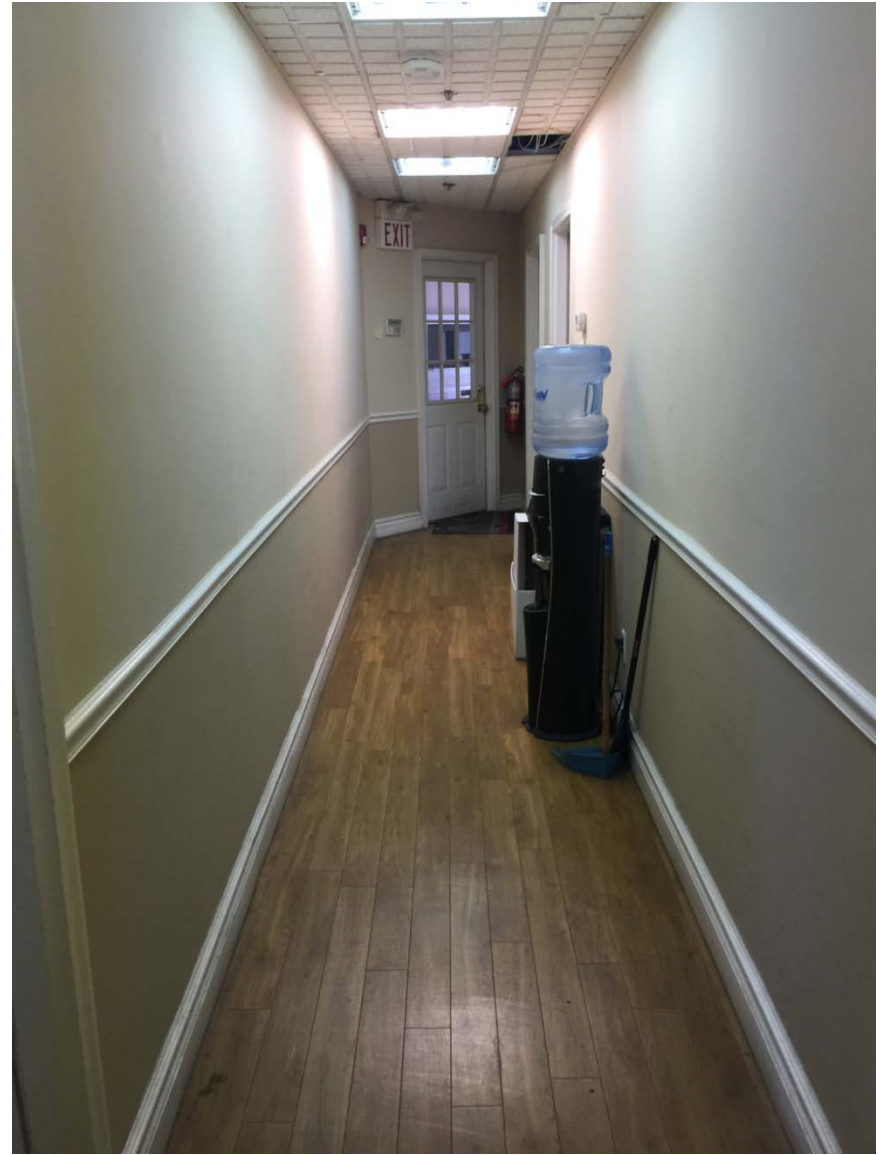
DATE	12-26-05	JAG
SCALE	AS SHOWN	
DRAWN BY	AS	
SHEET NO.	A-100	OF 2
DATE	06/18/06	
JOB NO.	06183FAC	



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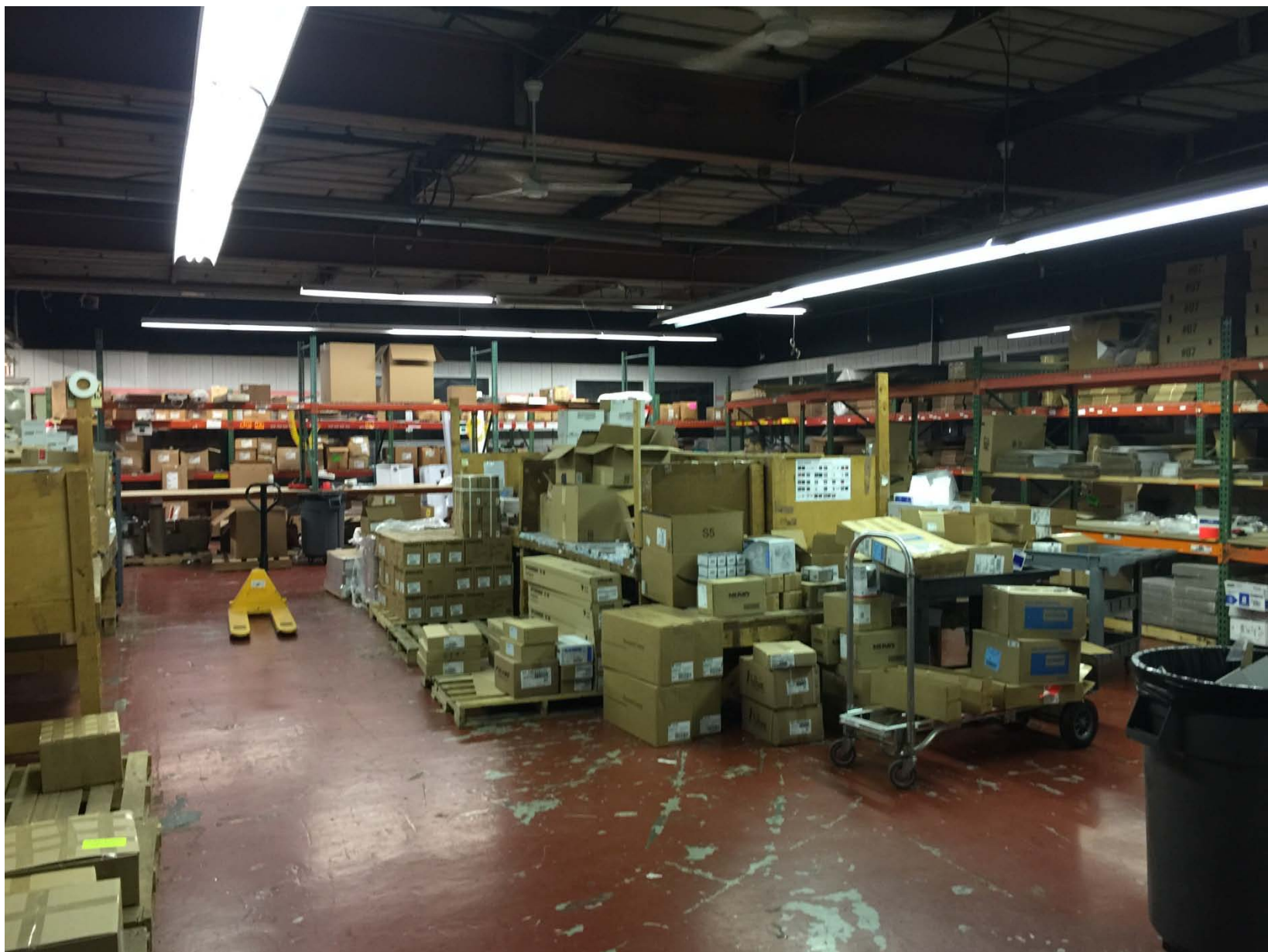


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