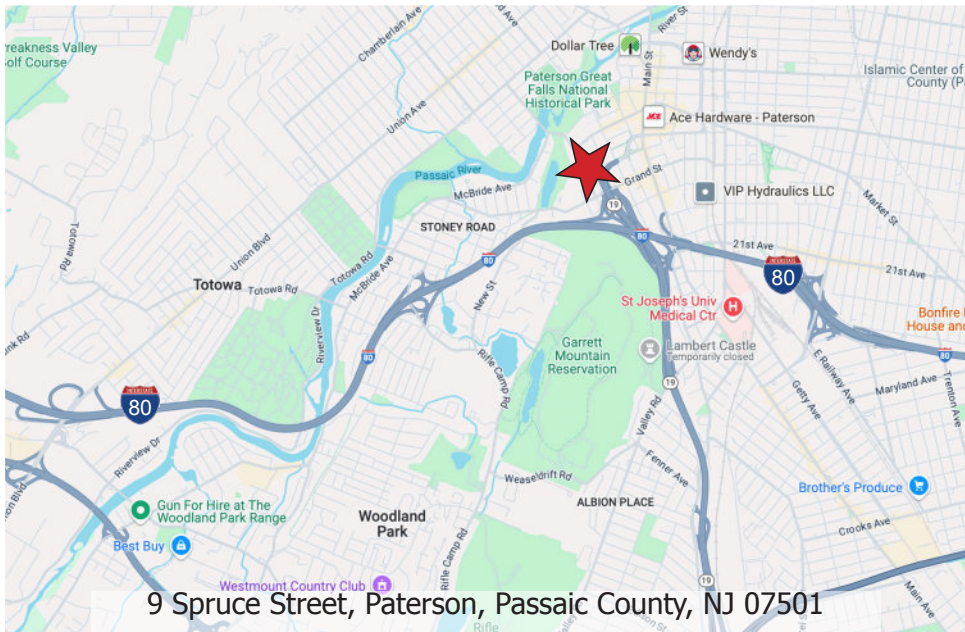


By Order of the US Bankruptcy Court

# AUCTION

## GREAT FALLS INDUSTRIAL PARK 230,000+/- SF ON 4+/- ACRES



9 Spruce Street, Paterson, Passaic County, NJ 07501

**JANUARY 30<sup>TH</sup>**  
PATERSON, PASSAIC COUNTY, NJ



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# AUCTION

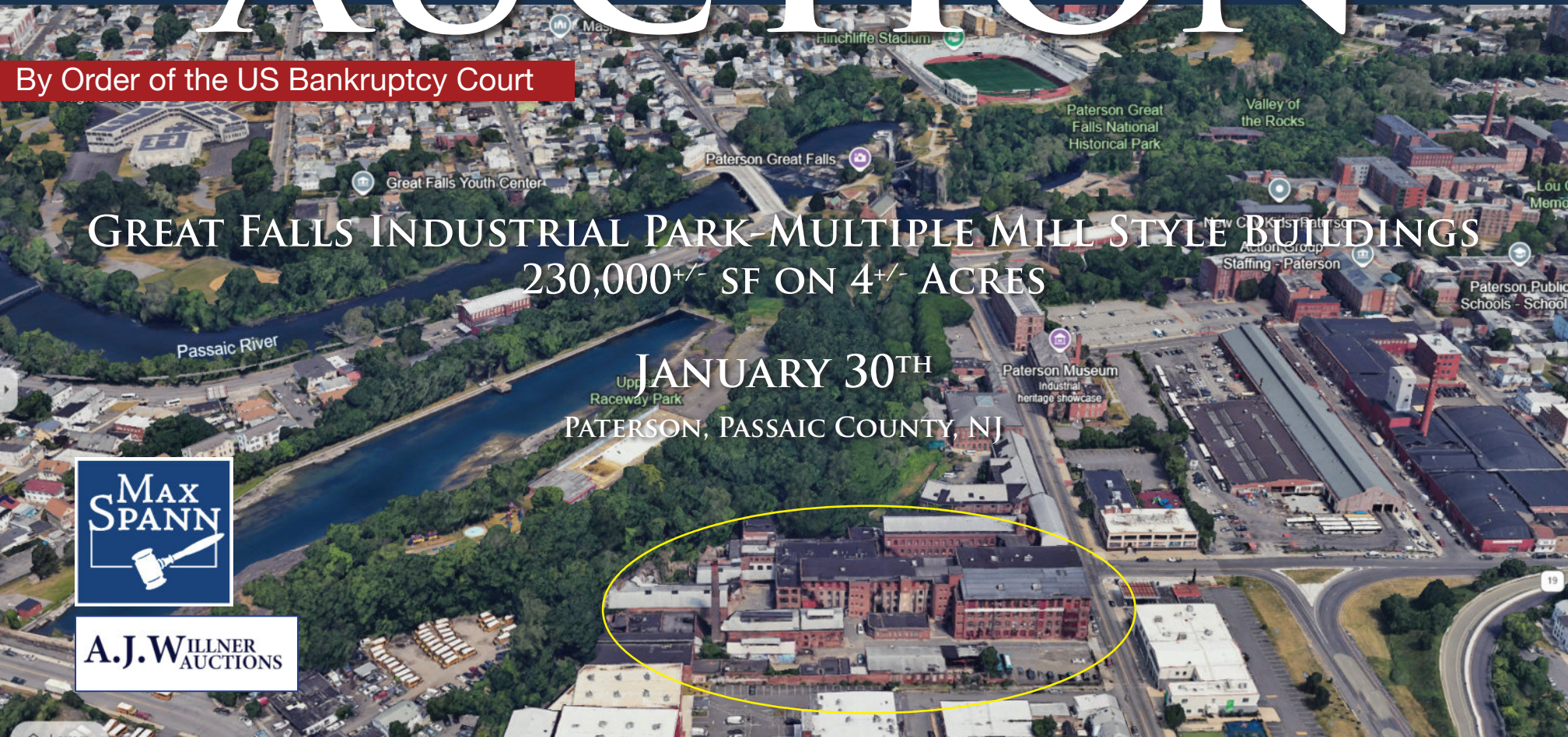
By Order of the US Bankruptcy Court

## GREAT FALLS INDUSTRIAL PARK-MULTIPLE MILL STYLE BUILDINGS 230,000+/- SF ON 4+/- ACRES

**JANUARY 30<sup>TH</sup>**  
PATERSON, PASSAIC COUNTY, NJ



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By Order of the US Bankruptcy Court

Eric R Perkins, Becker LLC, Chapter 7 Trustee

# GREAT FALLS INDUSTRIAL PARK MULTIPLE MILL STYLE BUILDINGS

## 230,000+/- SF OF COMMERCIAL, INDUSTRIAL, WAREHOUSE AND FILM STUDIO SPACE WITH POTENTIAL RESIDENTIAL CONVERSION ON 4+/- ACRES

Online Auction: Bidding Concludes Thursday,  
January 30, 2025 at 11 am

### PROPERTY PREVIEWS:

By Appointment Only: Call 888-299-1438 to schedule

9 Spruce Street, Paterson, Passaic County, NJ 07501



THE GREAT FALLS HISTORIC DISTRICT ALLOWS FOR NUMEROUS COMMERCIAL USES EVENT HALL, EXPOS, WEDDINGS, CORPORATE EVENTS, INDIVIDUAL PROFESSIONAL SUITES, FILM STUDIOS, MUSIC STUDIOS, LIGHT INDUSTRIAL, CONTRACTORS WAREHOUSE

- **Historic Significance:** The property, known as The Art Factory, is a historic complex dating back to the mid-1840s. Originally built for the American Hemp Co., it features high ceilings, large antique windows, and original brick walls. Movie scene filming location for the "The Irishman" and "West Side Story"
- **Creative Hub:** The complex is home to a vibrant community of artists, filmmakers, photographers, and other creative professionals. It offers a variety of studio spaces, workshops, and event venues.
- **Prime Location:** Located adjacent to the Great Falls National Historic Park and just off Interstate 80, the site provides easy access to Newark Liberty International Airport and the George Washington Bridge.
- **Operating zone,** Garden State Grow zone and qualifies for aspire tax credits, new market tax credits and potentially historic tax credits.



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Auction Held In Conjunction With

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