

CBRE

63,348-260,793 SF

WAREHOUSE/LIGHT INDUSTRIAL FACILITY

russocorporatepark.com

400

**COMMERCE
BOULEVARD**

Carlstadt | New Jersey

R
RUSSO
DEVELOPMENT

BUILDING FEATURES



260,793 SF WAREHOUSE/LIGHT INDUSTRIAL FACILITY.



NEW LED LIGHTING INSTALLED.



FULL BUILDING BACK-UP POWER AVAILABLE.



22' CLEAR HEIGHT.



31 TOTAL LOADING DOCKS.



AS-BUILT: 2 SEPARATE UNITS. ABILITY TO DEMISE TO MINIMUM 50,000 SQ. FT.



7 MILES FROM THE GEORGE WASHINGTON BRIDGE AND LINCOLN TUNNEL.



CLOSE PROXIMITY TO NJ TURNPIKE, I-80, AND ROUTES 17, 3, & 46.



LOCATED WITHIN THE 1.6 MILLION SQUARE FOOT RUSSO BUSINESS CAMPUS. HIGH-PROFILE, PROFESSIONAL BUSINESS PARK SETTING.



TAKE A VIRTUAL TOUR

CLICK A MARKER BELOW TO VIEW EACH SPACE

BLVD.

COMMERCE BOULEVARD



63,348 SF



**UNIT A
WAREHOUSE**



400 COMMERCE BLVD.

48'-0"
48'-0"

**UNIT B
WAREHOUSE**

197,445 SF



**UNIT A
OFFICE**

**UNIT B
OFFICE**

SITE PLAN

AS-BUILT SITE PLAN



AS-BUILT BUILDING SPECIFICATIONS

PROPERTY AREA:	11.308 ACRES
TOTAL BUILDING AREA:	260,793 SF
ZONING:	LIGHT INDUSTRIAL AND DISTRIBUTION ZONE A
COLUMN SPACING:	48" X 48"
CLEAR INTERIOR HEIGHT:	22' CLEAR
ELECTRICAL:	3000 AMPS
TOTAL LOADING DOCKS:	31
UNIT A	
FIRST FLOOR OFFICE:	9,752 SF
SECOND FLOOR OFFICE:	9,587 SF
WAREHOUSE:	44,009 SF
TOTAL UNIT A:	63,348 SF
COMMON AREA:	807 SF
PARKING SPACES:	71*
LOADING DOCKS:	5
UNIT B	
FIRST FLOOR OFFICE:	17,728 SF
SECOND FLOOR OFFICE:	5,887 SF
WAREHOUSE:	173,830 SF
TOTAL UNIT B:	197,445 SF
PARKING SPACES:	220*
LOADING DOCKS:	25
DRIVE IN DOOR:	1

*Additional parking can be made available.

32 LOADING DOCKS

COMMERCE BOULEVARD

COMMON AREA

UNIT D - (AVAILABLE)

90,742 SF

UNIT D
2 STORY
OFFICE

UNIT C - (AVAILABLE)

56,034 SF

UNIT B - (AVAILABLE)

51,370 SF

UNIT A - (AVAILABLE)

63,682 SF

UNIT A
2 STORY
OFFICE

237 PARKING SPACES - TBD

DEMISED SITE PLAN



DEMISE BUILDING SPECIFICATIONS

UNIT A (AVAILABLE)

SECOND FLOOR OFFICE: 9,723 SF

GROUND FLOOR OFFICE: 9,513 SF

COMMON SPACE (24.6%): 199 SF

WHSE OFFICE/BATHROOMS: 1,750 SF

STORAGE AREA: 42,497 SF

TOTAL UNIT A: 63,682

LOADING DOCKS: 5

UNIT B (AVAILABLE)

COMMON SPACE: 158 SF

STORAGE AREA: 51,212 SF

TOTAL UNIT B: 51,370 SF

LOADING DOCKS: 7

DRIVE-IN DOOR: 1

UNIT C (AVAILABLE)

COMMON SPACE (21.4%): 173 SF

WHSE OFFICE: 704 SF

STORAGE AREA: 55,157 SF

TOTAL UNIT C: 56,034 SF

LOADING DOCKS: 10

UNIT D (AVAILABLE)

SECOND FLOOR OFFICE: 3,236 SF

GROUND FLOOR OFFICE: 17,728 SF

TOTAL OFFICE: 20,964 SF

COMMON SPACE (37.7%): 280 SF

SECOND FLOOR STORAGE: 2,742 SF

WHSE OFFICE/BATHROOMS: 1,079 SF

STORAGE AREA: 65,677 SF

TOTAL UNIT D: 90,742 SF





LOADING DOCKS: 9



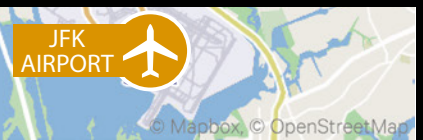
[VIEW THE DRONE VIDEO >](#)

REGIONAL MAP

REGIONAL DEMOGRAPHICS

- 
3,113,649
 Total Population*
- 
1,601,529
 Employed Civilian Population*
- 
22.5%
 w/High School Diploma
- 
26.8%
 w/Bachelor's Degree

*Current year estimate. ©2024 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri | ProjectID:1446547





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