

WAREHOUSE

FOR SALE OR LEASE



POTENTIAL TO DIVIDE



PREMIER LOCATION



290 River Drive
Garfield, New Jersey

154,240 SF

DELIVERING Q1 2026



Under
Construction



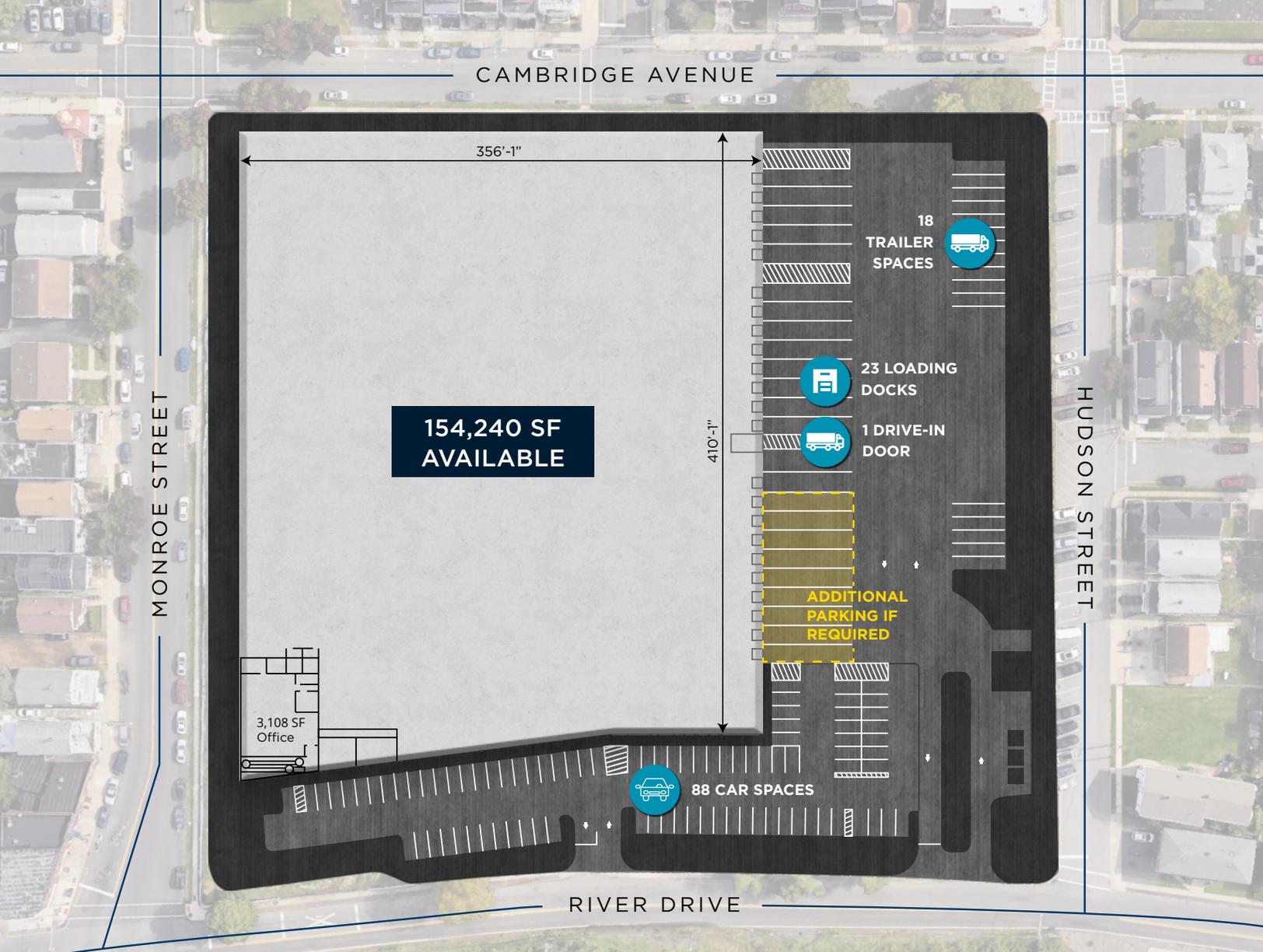
Close Proximity to
Route 21, Route 46
and Route 17



20 Year PILOT
in Place



Public Transportation
at door



PROPERTY OVERVIEW



Delivering Q1 2026



20 Year PILOT in Place

Building Size	154,240 SF additional 10,000 SF mezzanine can be added
Office Size	3,108 SF
Loading	23 Loading Docks 1 Drive-In
Parking	88 Car Spaces 18 Trailer Spaces
Column Spacing	50' x 50'
Clear Height	38'
Sprinkler	ESFR
Lighting	Motion Sensor LED
Power	4000 Amps

PREMIER LOCATION

A premier Garfield location that is close proximity to Route 21, 46 and 17. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

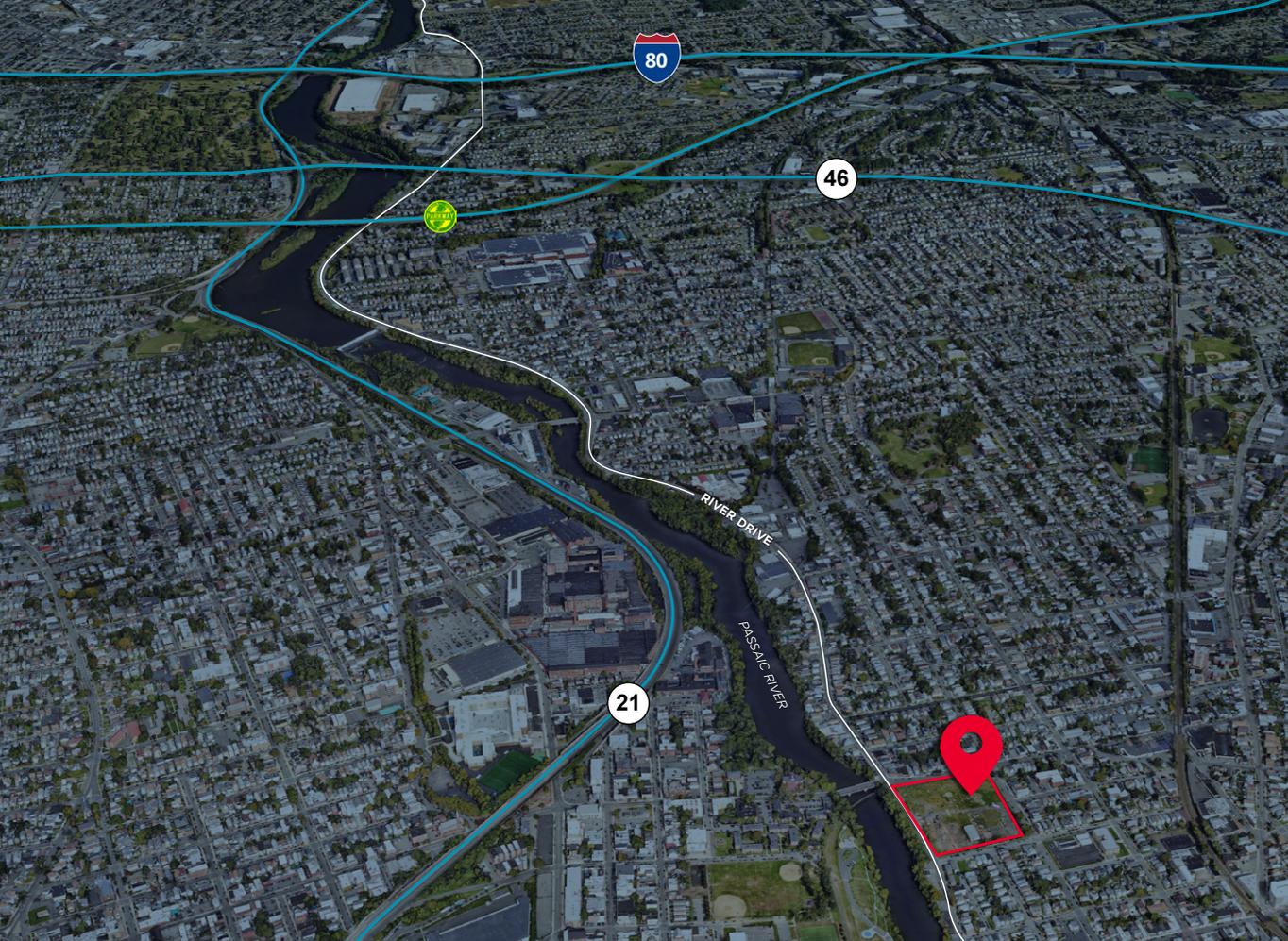
Route 21	0.5 mi
Route 46	2 mi
Route 17	2.5 mi
I-80	2.6 mi
Route 3	3.5 mi
NJ Turnpike (Exit 16W)	8 mi
GW Bridge	10 mi
Newark Airport	14 mi
Port Newark/Elizabeth	18 mi



25 Minutes
to Newark Airport

30 Minutes
to Port of Newark

30 Minutes
to Midtown NYC



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