

83 AVENUE

FAIRVIEW, NJ

BROAD



AVAILABLE ±65,408 SF BUILDING PLUS ± 1.5 ACRES IOS

REALTERM



BALANOFF
INDUSTRIAL
TEAM

83 BROAD AVENUE | FAIRVIEW, NJ

PROPERTY HIGHLIGHTS

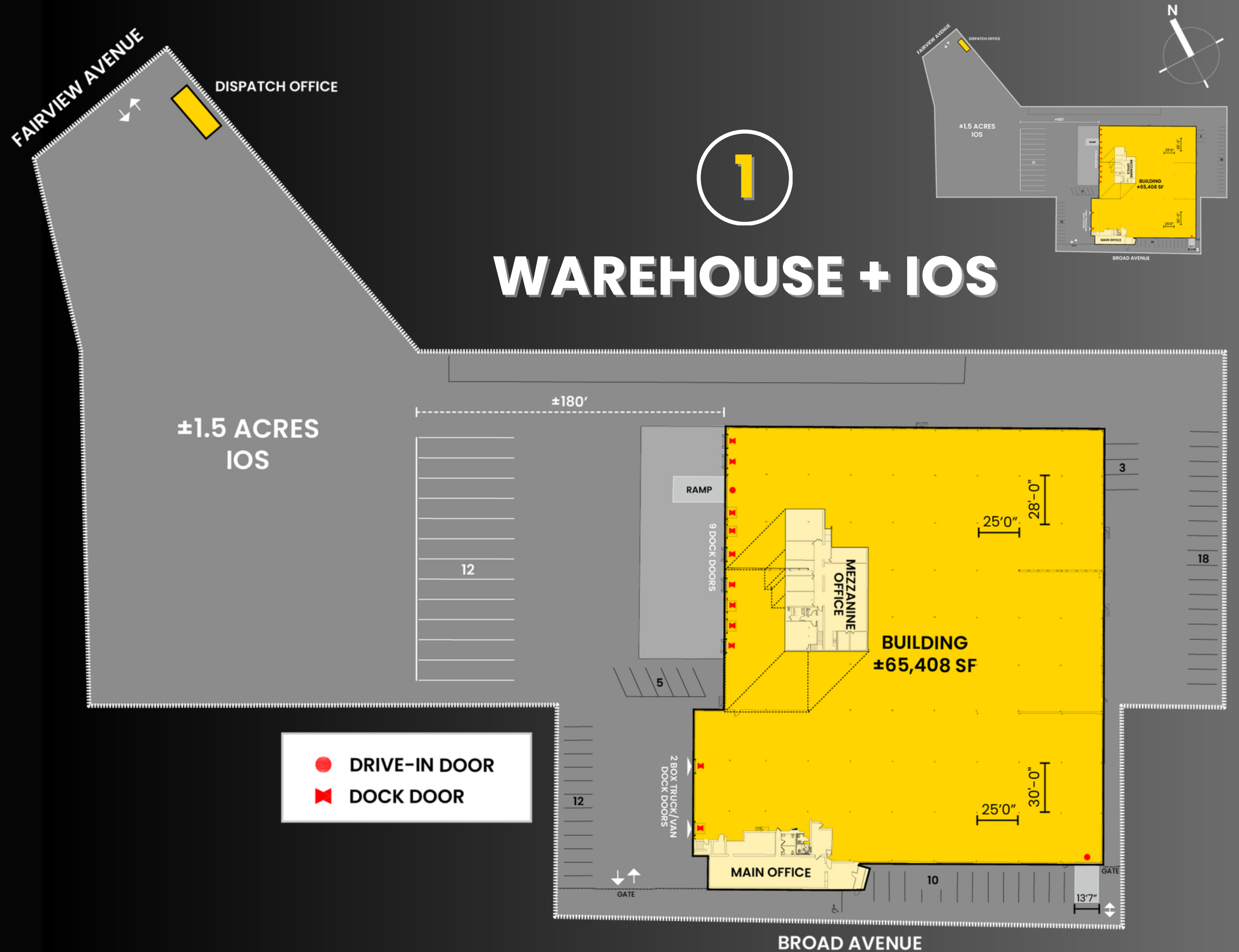
- ±4.7 TOTAL ACRES
- ±1.5 ACRES IOS WITH ±380 SF DISPATCH OFFICE
- ±65,408 SF TOTAL BUILDING
- ±3,690 SF MAIN OFFICE
- ±3,900 SF MEZZANINE OFFICE
- 18' - 21.5' CLEAR HEIGHT
- 25' - 30' COLUMN SPACING
- 9 DOCK DOORS
- 2 BOX TRUCK/VAN DOCK DOORS
- 2 DRIVE-INS
- WET SPRINKLER SYSTEM
- 2500 AMPS POWER
- LED LIGHTING
- SECURE - FENCED LOT



83 BROAD AVENUE | FAIRVIEW, NJ

SINGLE TENANT SITE PLAN

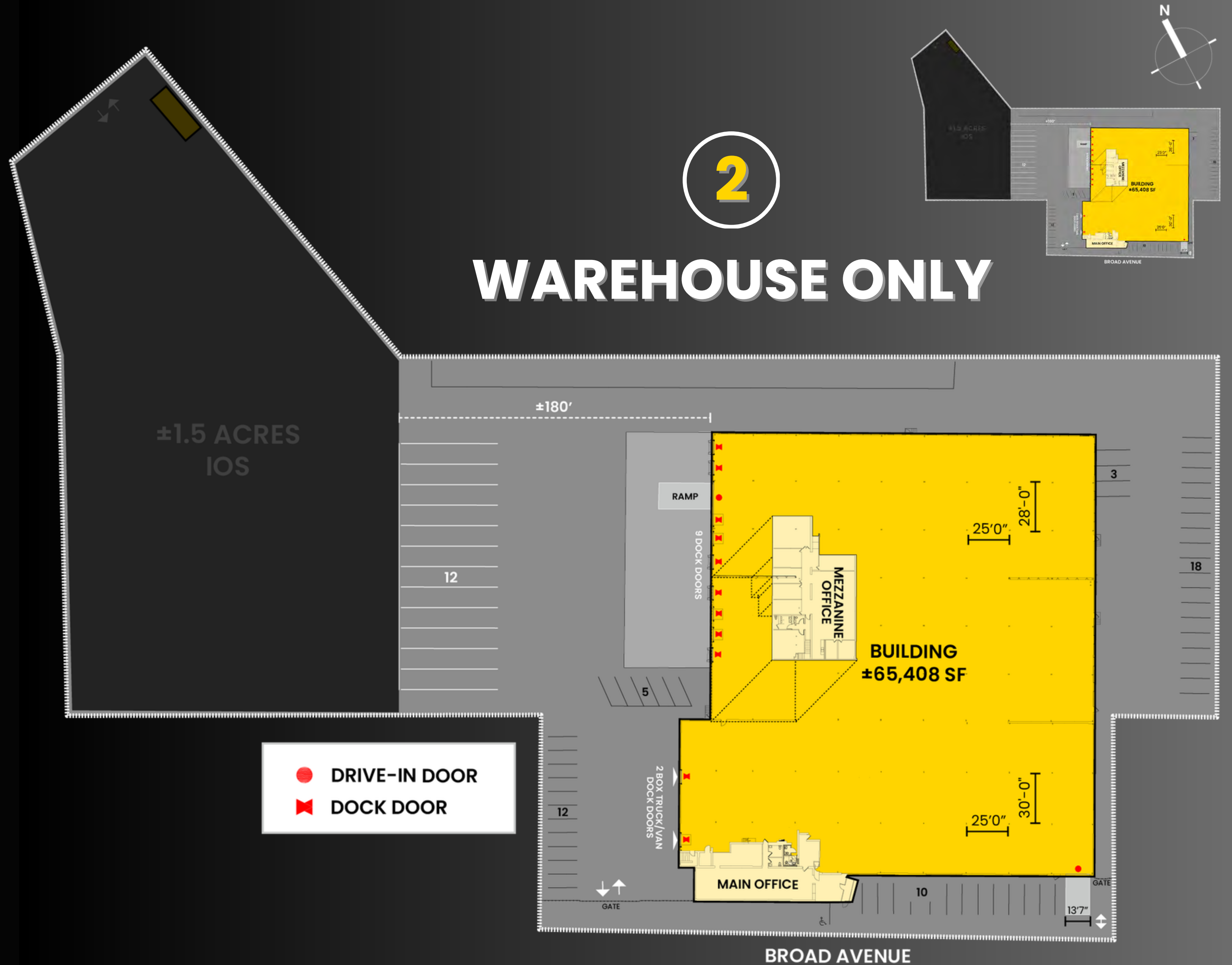
- ±4.7 TOTAL ACRES
- ±1.5 ACRES IOS
- ±380 SF DISPATCH OFFICE
- ±65,408 SF TOTAL BUILDING
- ±3,690 SF MAIN OFFICE
- ±3,900 SF MEZZANINE OFFICE
- 9 DOCK DOORS
- 2 BOX TRUCK/VAN DOCK DOORS
- 2 DRIVE-INS
- ±48 CAR PARKING
- ±12 TRAILER PARKING
- ACCESS VIA FAIRVIEW & BROAD AVENUES



83 BROAD AVENUE | FAIRVIEW, NJ

TWO TENANT SITE PLAN

- ±65,408 SF TOTAL BUILDING
- ±3,690 SF MAIN OFFICE
- ±3,900 SF MEZZANINE OFFICE
- 9 DOCK DOORS
- 2 BOX TRUCK/VAN DOCK DOORS
- 2 DRIVE-INS
- ±48 CAR PARKING
- ±12 TRAILER PARKING
- ACCESS VIA BROAD AVENUE



83 BROAD AVENUE | FAIRVIEW, NJ

TWO TENANT SITE PLAN

- ±1.5 ACRES IOS
- ±380 SF DISPATCH OFFICE
- SECURE - FENCED LOT
- ACCESS VIA FAIRVIEW AVENUE

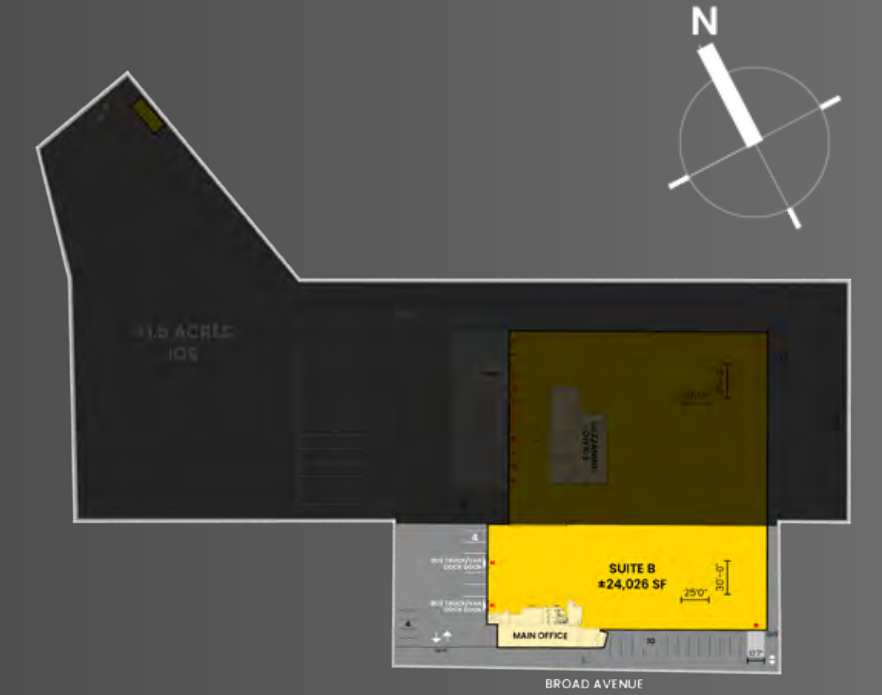


83 BROAD AVENUE | FAIRVIEW, NJ

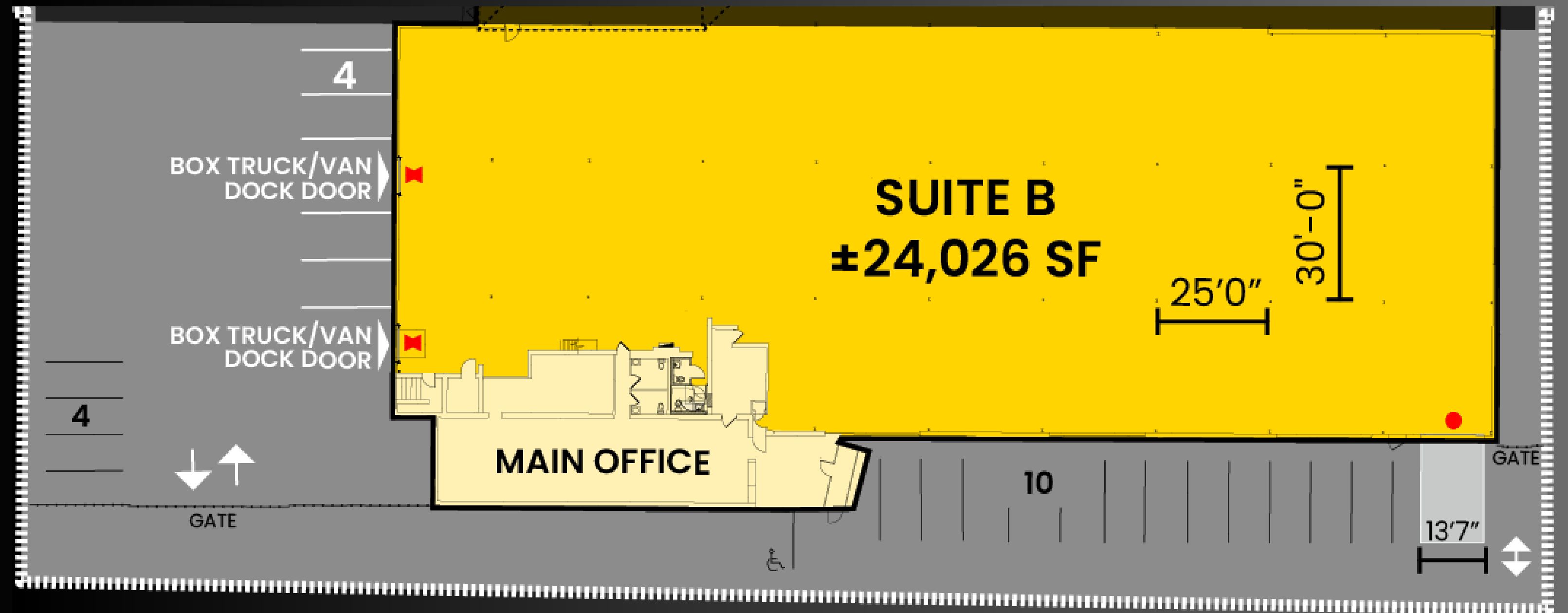
TWO TENANT SITE PLAN

- ±24,026 SF SUITE B
- ±3,690 SF MAIN OFFICE
- 2 BOX TRUCK/VAN DOCK DOORS
- 1 DRIVE-IN
- ±14 CAR PARKING
- ±4 BOX TRUCK/CARGO VAN PARKING
- 18' CLEAR HEIGHT
- 25' - 30' COLUMN SPACING
- SECURE - FENCED LOT
- ACCESS VIA BROAD AVENUE

5
SUITE B



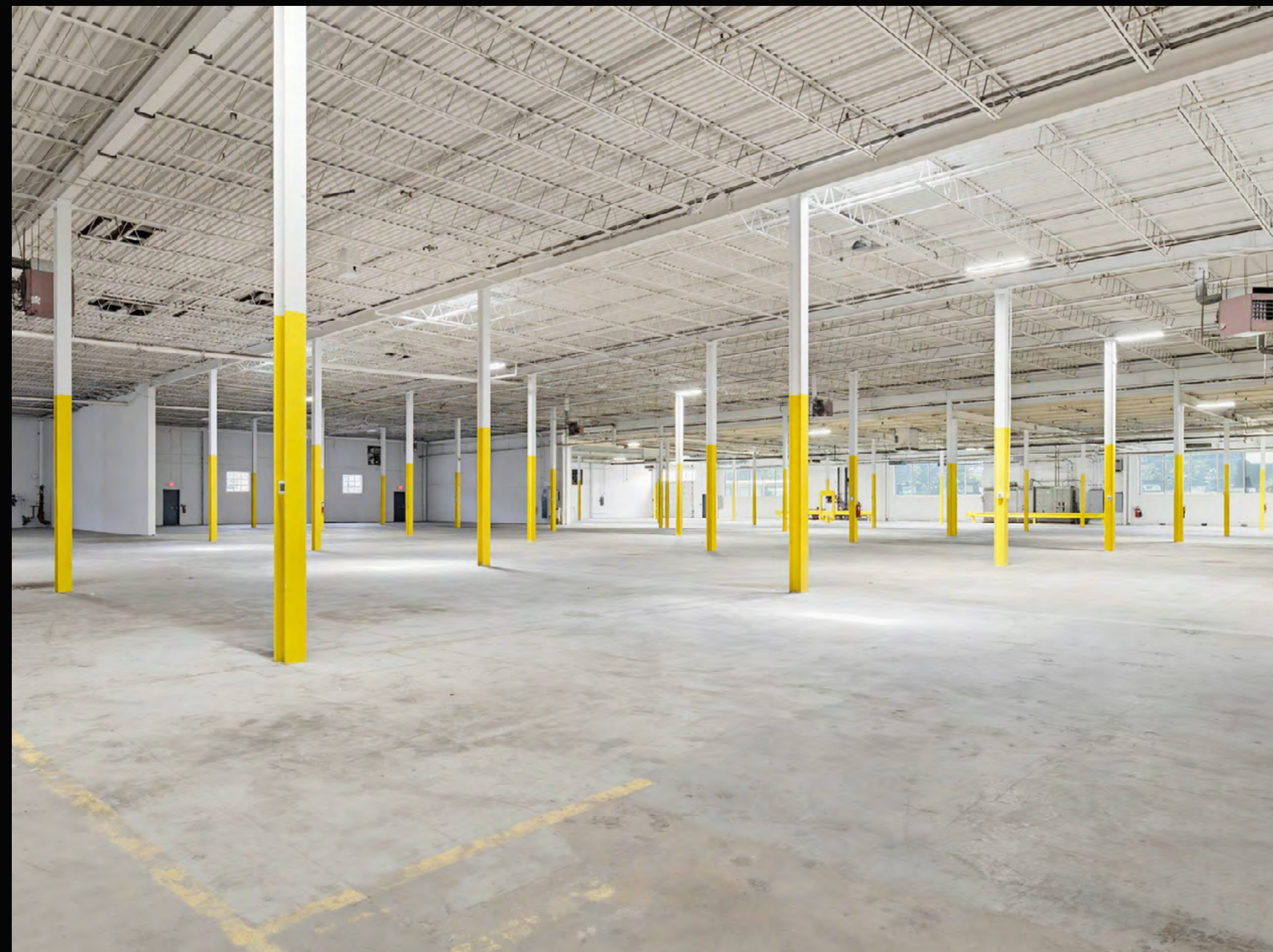
- DRIVE-IN DOOR
- DOCK DOOR



BROAD AVENUE

83 BROAD AVENUE | FAIRVIEW, NJ

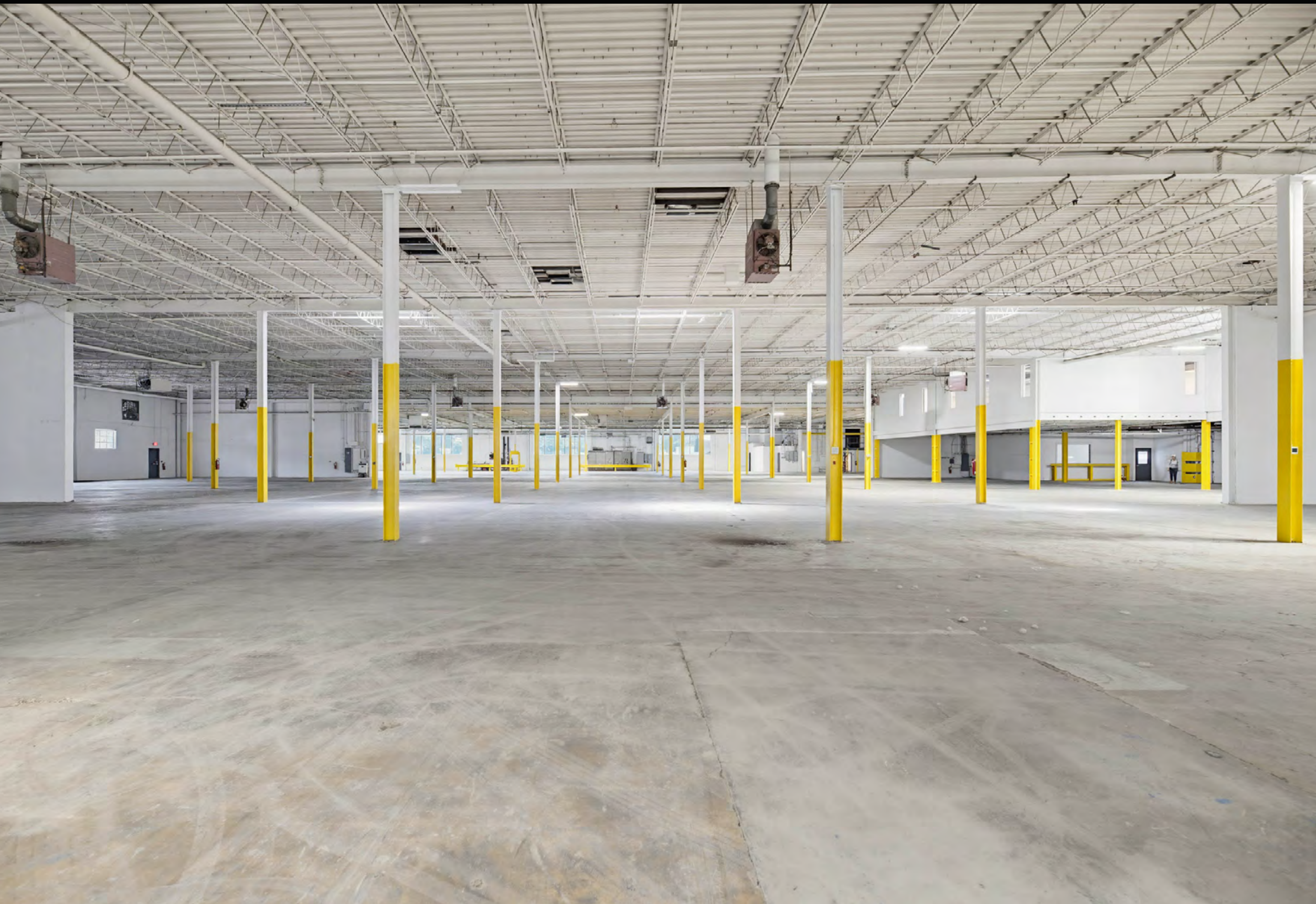
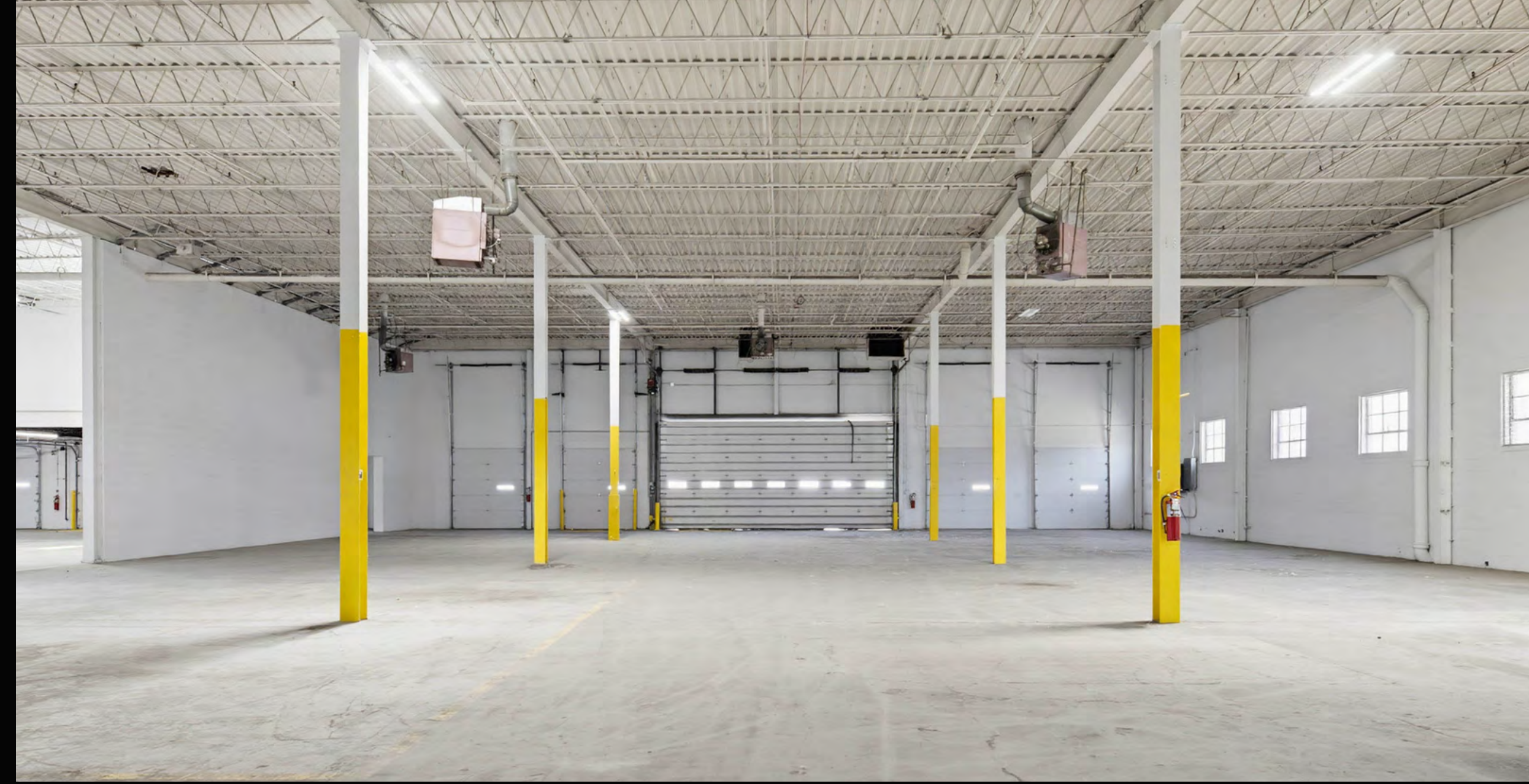
IDEAL INDUSTRIES



<p>INDUSTRIAL DISTRIBUTION</p> <hr/> <p>Building products, food & beverage, MRO, specialty and bulk goods</p>	<p>TRANSPORTATION & LOGISTICS</p> <hr/> <p>Port logistics, parcel networks, final mile, and reverse logistics</p>	<p>DELIVERY & LAST-MILE NETWORKS</p> <hr/> <p>E-commerce, grocery, healthcare, and white-glove delivery</p>
<p>FLEET-BASED OPERATORS</p> <hr/> <p>Utilities, construction, waste, retail, and service fleets</p>	<p>CONTRACTORS & FIELD SERVICES</p> <hr/> <p>HVAC, plumbing, electrical, landscaping, and facility services</p>	<p>EQUIPMENT, STORAGE & INDUSTRIAL SUPPORT</p> <hr/> <p>Truck and equipment rental, outdoor storage, rigging, and relocation</p>
<p>ENERGY & BULK COMMODITIES</p> <hr/> <p>Fuel and propane distribution</p>	<p>83 Broad Avenue in Fairview, NJ, a "last-mile" location offers immediate access to US Route 9 and is located approximately 5 miles from both the George Washington Bridge and the Lincoln Tunnel. Its proximity to the New York City core and major regional port terminals ensures rapid connectivity for high-capacity logistics and distribution.</p>	

83 BROAD AVENUE | FAIRVIEW, NJ

WAREHOUSE





83 BROAD AVENUE | FAIRVIEW, NJ

OFFICE

MAIN OFFICE



MAIN OFFICE



MAIN OFFICE



MEZZANINE OFFICE



MEZZANINE OFFICE



MEZZANINE OFFICE



MEZZANINE OFFICE





MEZZANINE OFFICE

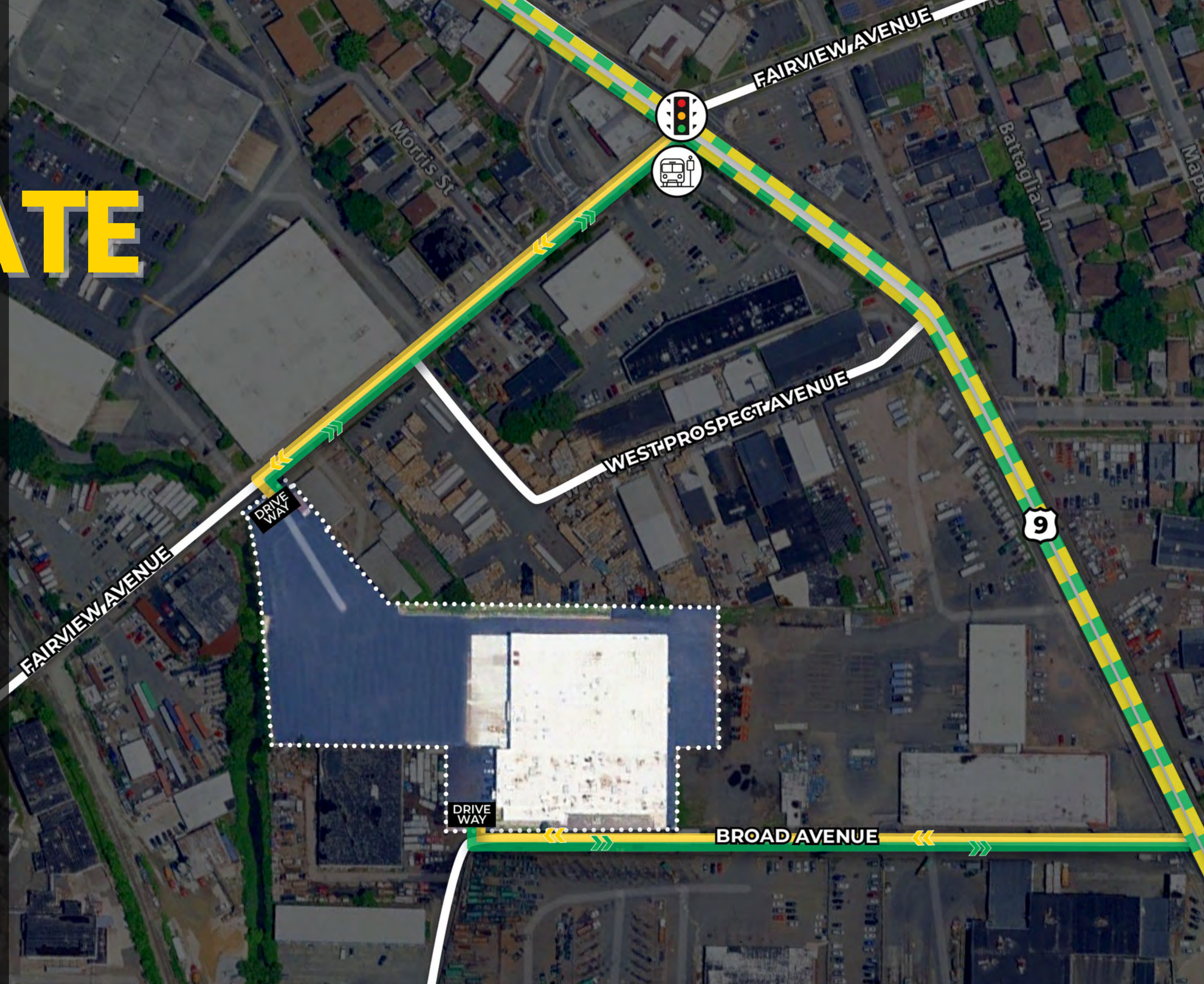


83 BROAD AVENUE | FAIRVIEW, NJ

IMMEDIATE ACCESS

±0.1 Mi & 1 min to Rte 9N & 9S

EGRESS  INGRESS 



83 BROAD AVENUE | FAIRVIEW, NJ

TRUCK ROUTES

ROADWAYS

1	Route 9	±1 Mins	±0.1 Mi
2	Route 46	±7 Mins	±2.1 Mi
3	-95 (Exit 17)	±7 Mins	±3.1 Mi
4	I-80	±9 Mins	±4.1 Mi
5	Route 3	±12 Mins	±4.3 M

BRIDGES & TUNNELS

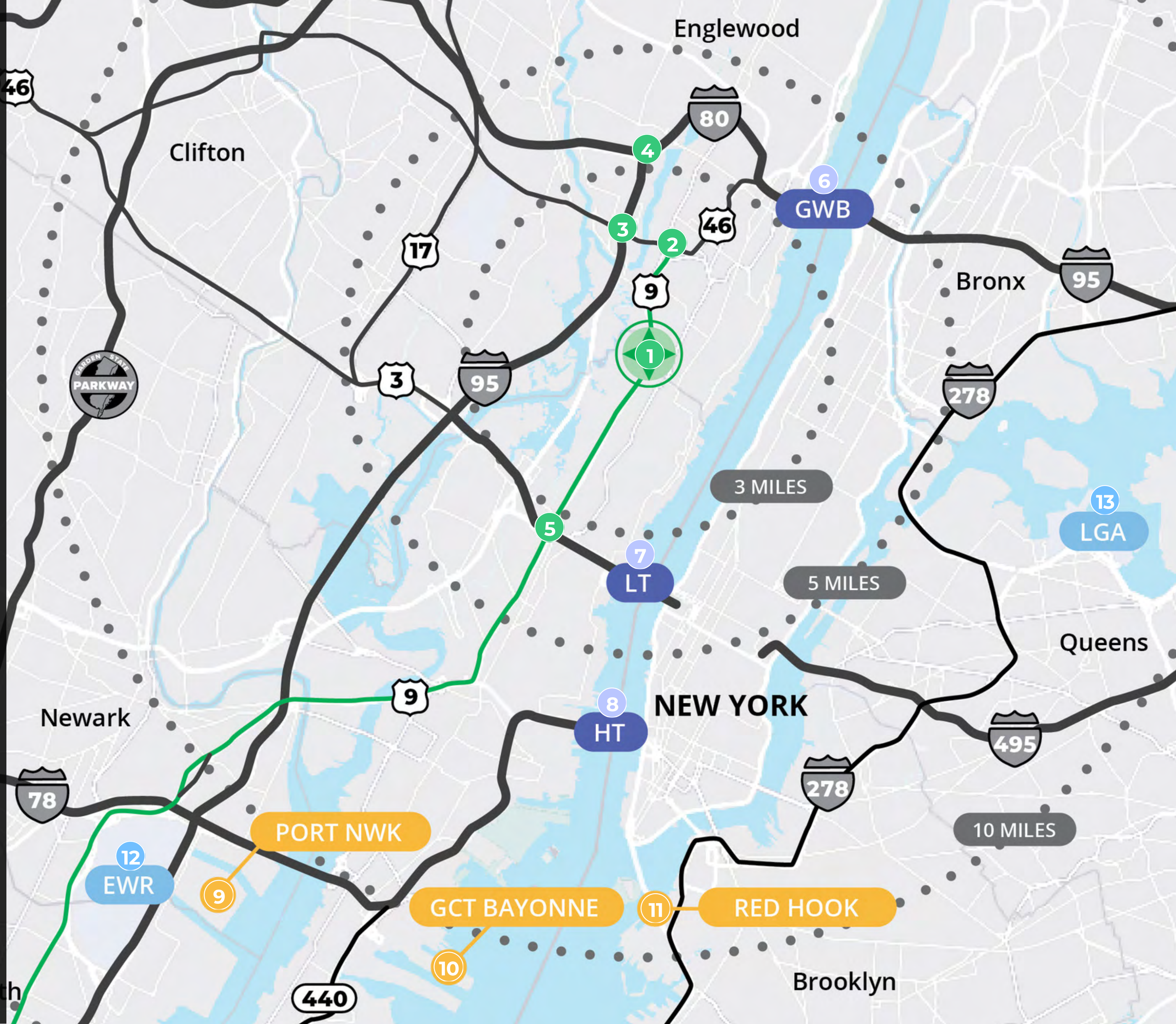
6	GWB George Washington Bridge	±15 Mins	±5.0 Mi
7	LT Lincoln Tunnel	±17 Mins	±5.2 Mi
8	HT Holland Tunnel	±27 Mins	±8.7 Mi

PORT TERMINALS

9	PORT NWK Port Newark	±31 Mins	±19.2 Mi
10	GCT BAYONNE	±31 Mins	±20.4 Mi
11	RED HOOK Red Hook Terminals	±46 Mins	±14.2 Mi

AIRPORTS

12	EWR Newark Airport	±26 Mins	±17.2 Mi
13	LGA LaGuardia Airport	±37 Mins	±15.4 Mi



83 BROAD AVENUE

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