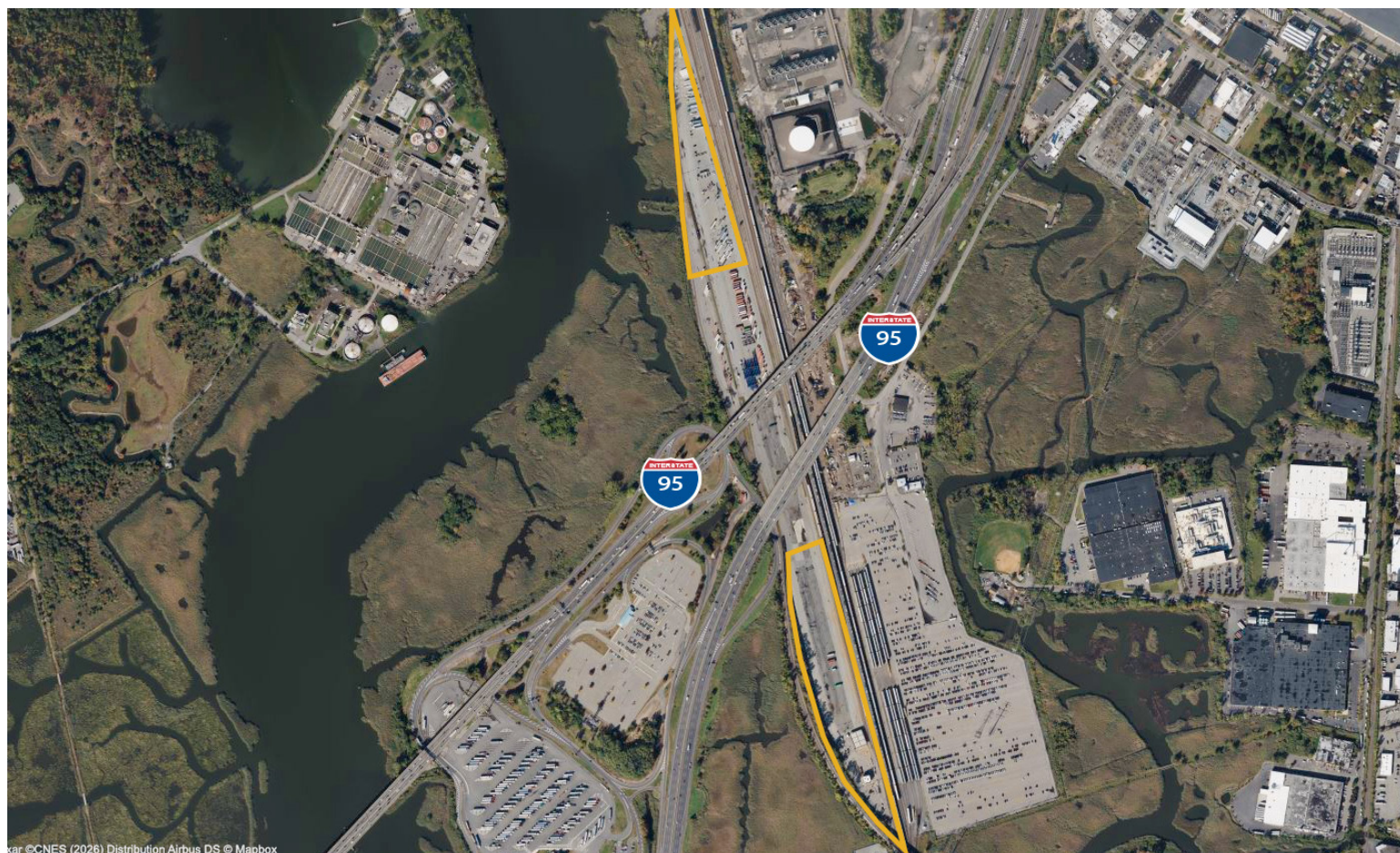


# 13± ACRES OF IOS ADJACENT TO CSX RAIL

## PORTION FOR LEASE

2345 West Side Avenue, Ridgefield, NJ 07657



### CALL FOR PRICING DETAILS

#### PROPERTY DETAILS

##### 13± ACRE SITE:

- Asphalt & concrete paved
- Fenced & lit yard
- 24/7 guard shack at entrance

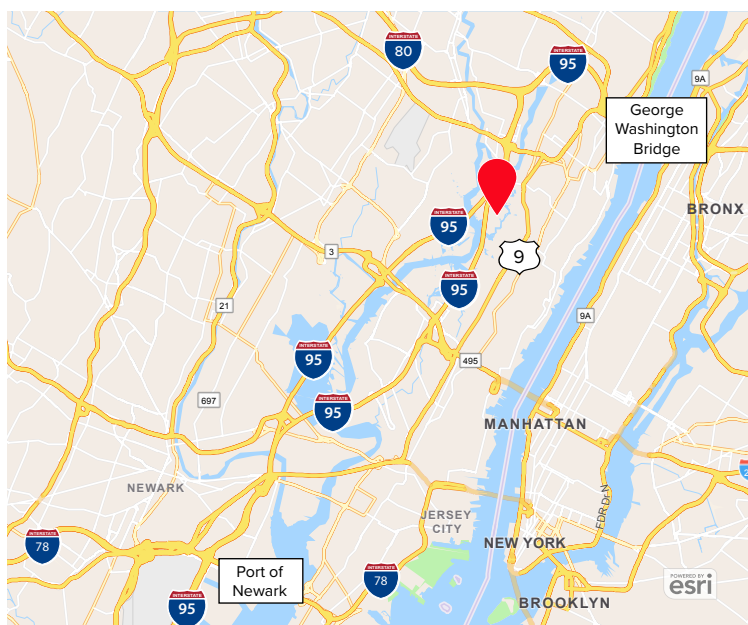
##### 3,529± SF OFFICE:

- 2 levels
- Office improvements underway



#### LOCATION HIGHLIGHTS

This Ridgefield, NJ site sits rail-adjacent to CSX with direct I-95 access, placing it within minutes of the George Washington Bridge and the greater NYC market.



**Burr & Temkin**  
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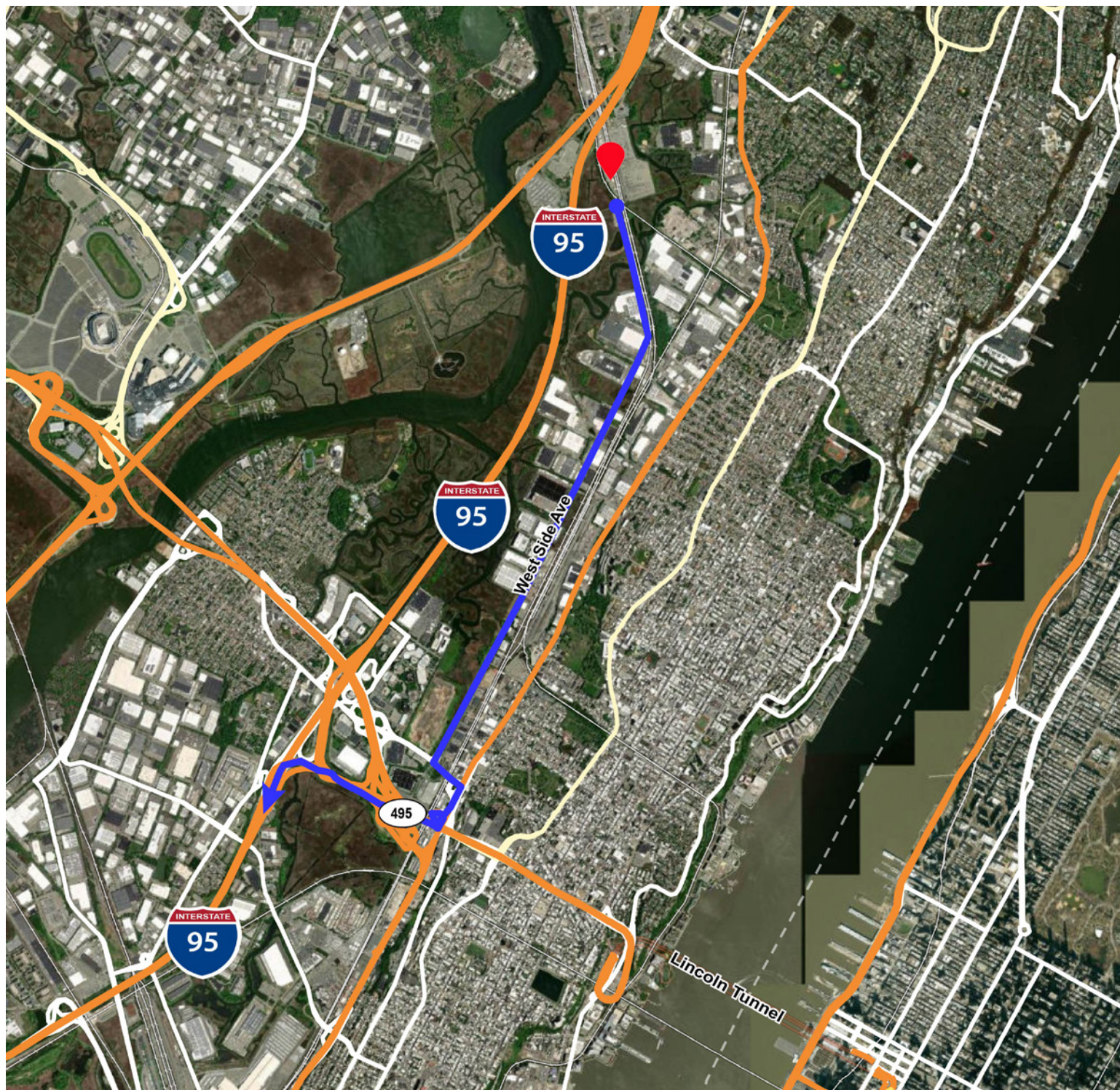


James McNerney  
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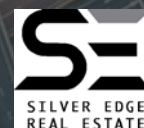
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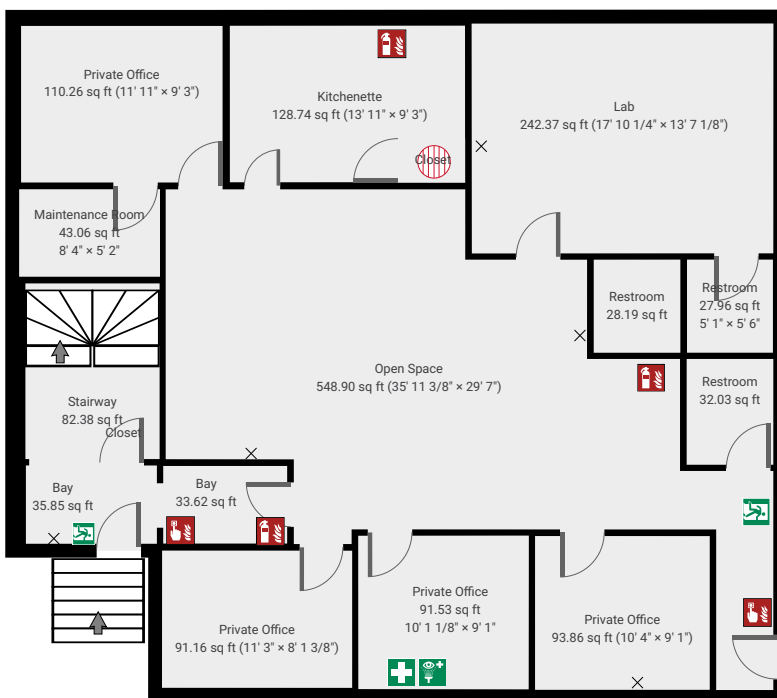
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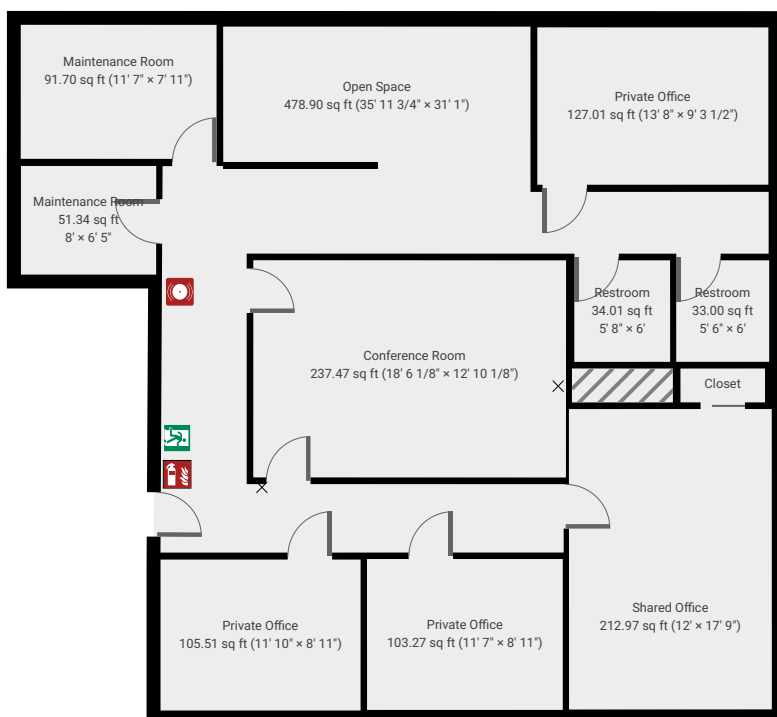
### ▼ Ground Floor

TOTAL AREA:1811.13 sq ft • LIVING AREA:1811.13 sq ft • ROOMS:13



### ▼ 2nd Floor

TOTAL AREA:1718.30 sq ft • LIVING AREA:1718.30 sq ft • ROOMS:10



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