

## Specifications

±65,000 SF on ±2.15 AC  
AVAILABLE SPACE

±3,000 SF  
OFFICE SPACE

20' Clear  
CEILING HEIGHT

4  
LOADING DOCKS

2  
DRIVE-INS

M-2  
ZONING

\$10.00 PSF NNN  
LEASE

±30,000 SF (440 Allwood Road)

±85,000 SF (440 Allwood Road)

±65,000 SF (400 Allwood Road)

### UNIT BREAKDOWNS

\*Can be combined with 440 Allwood Road bringing total square footage to ±180,000 sf.

For additional property information or to arrange an inspection, please contact the exclusive brokers:

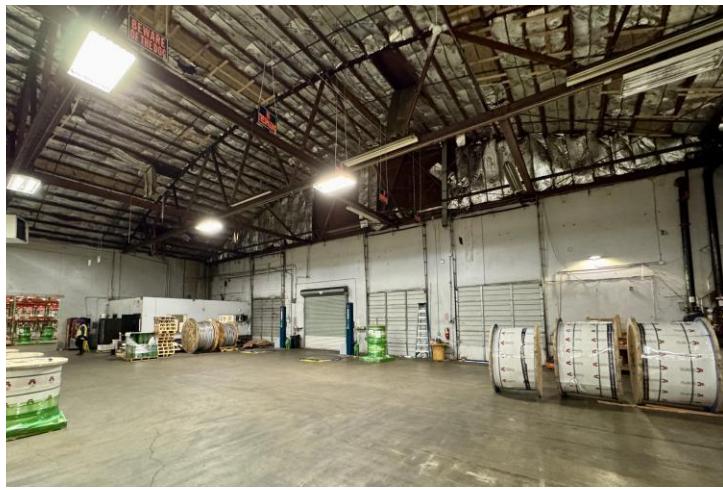
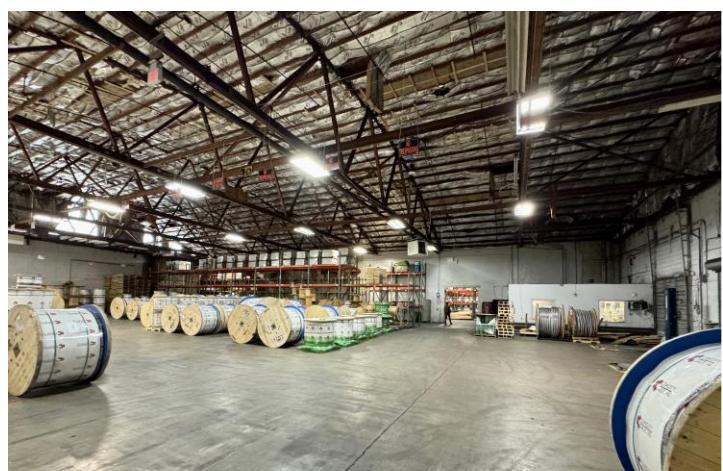
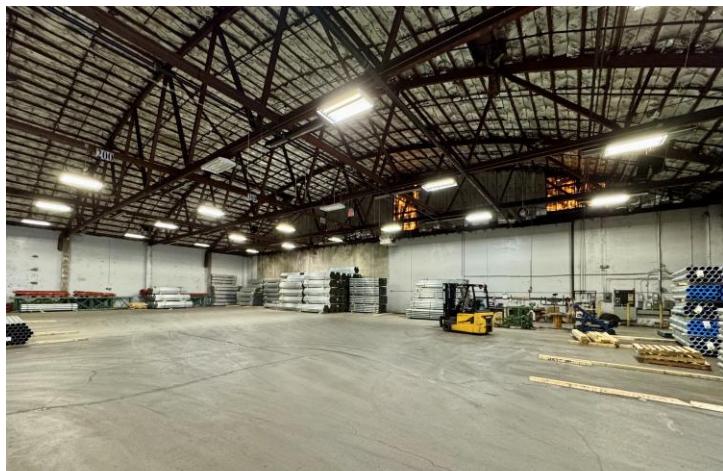
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## FOR LEASE | 400 ALLWOOD ROAD | CLIFTON, NJ

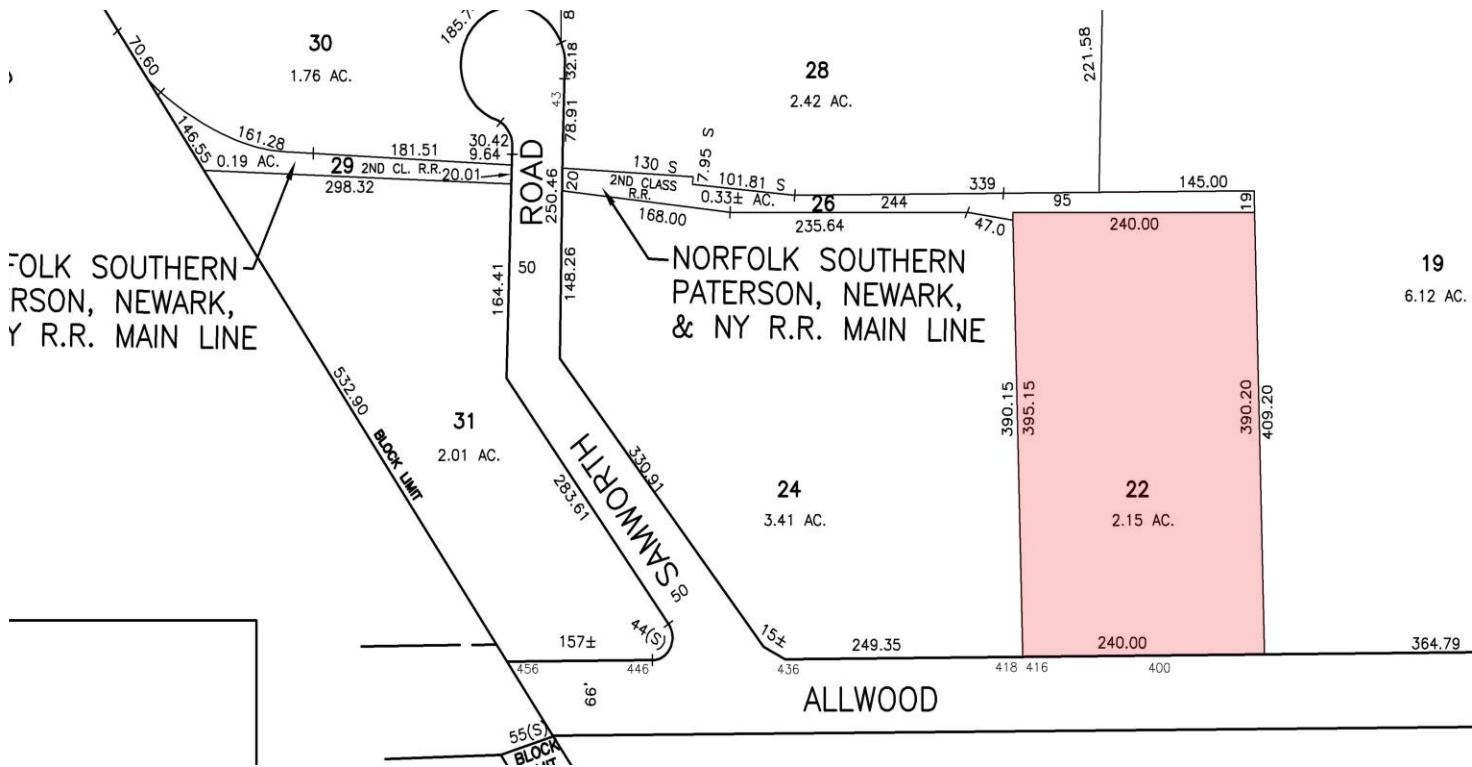


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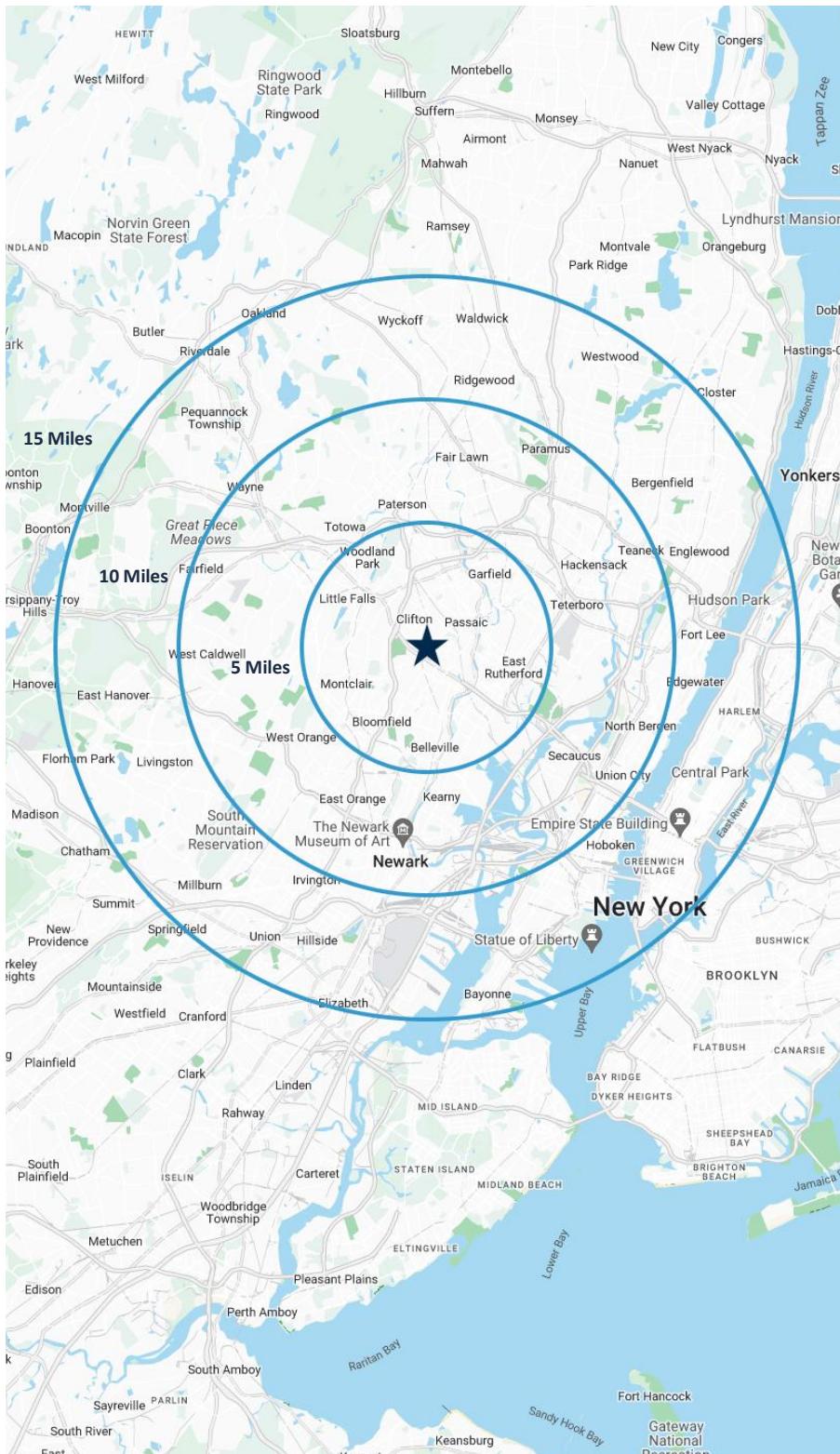
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## 5 MILES

- Total Population: 645,830
- Households: 238,787
- Median Household Income: \$104,216
- Average Household Size: 2.7
- Transportation to Work: 345,802
- Labor Force: 520,219

## 10 MILES

- Total Population: 2.47M
- Households: 940,185
- Median Household Income: \$102,811
- Average Household Size: 2.6
- Transportation to Work: 1.31M
- Labor Force: 2.0M

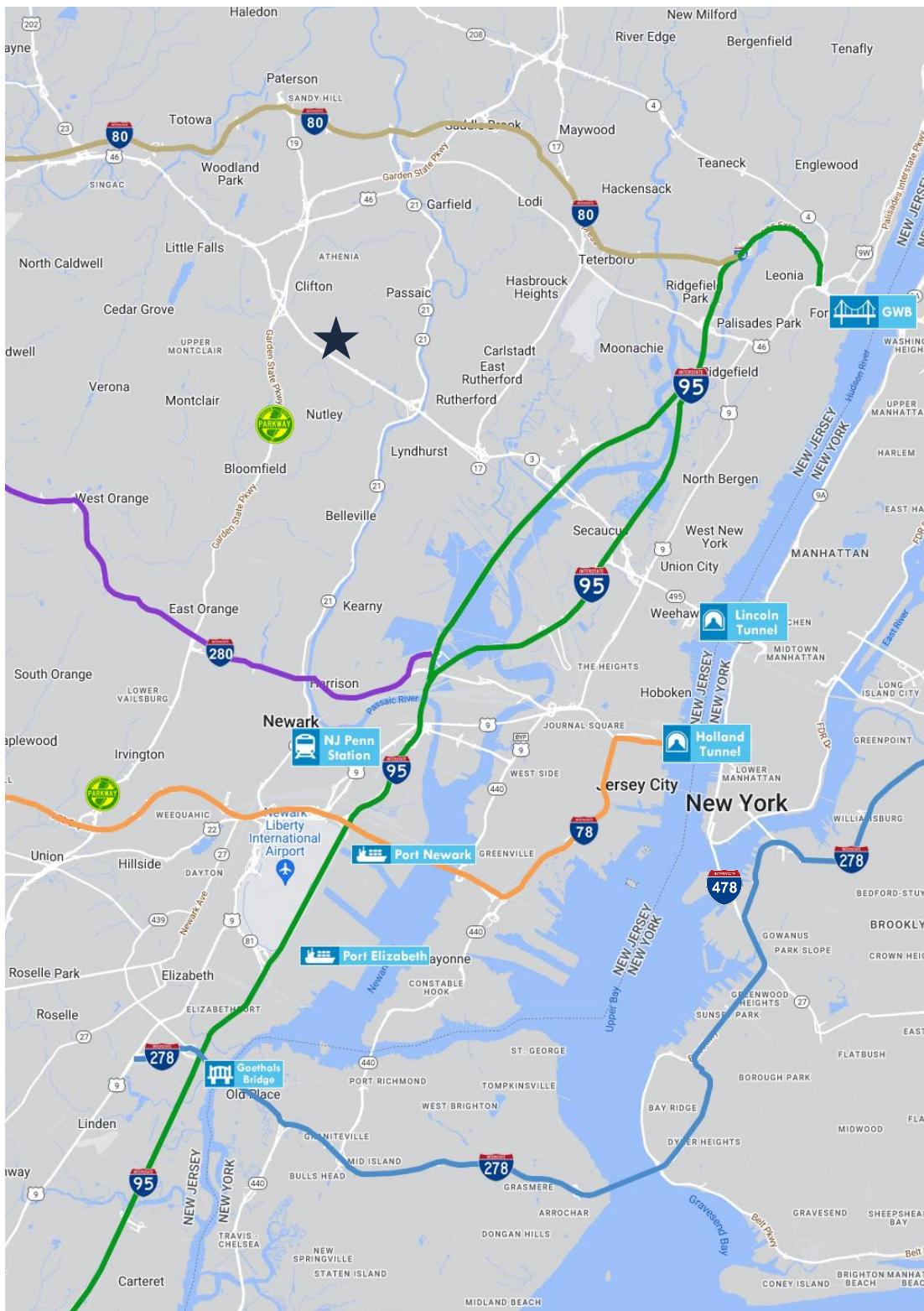
## 15 MILES

- Total Population: 6.84M
- Households: 2.82M
- Median Household Income: \$107,744
- Average Household Size: 2.4
- Transportation to Work: 3.65M
- Labor Force: 5.64M

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## ACCESSIBILITY

0.7 MI  
Route 3

1.9 MI  
GSP Exit 151

2.9 MI  
Route 46

5.4 MI  
I-95 Exit 16

6.5 MI  
I-80 Exit 53

7.8 MI  
I-280 Exit 12

9.6 MI  
Lincoln Tunnel

11.0 MI  
I-78 Exit 52

13.9 MI  
GWB

15.8 MI  
Newark Airport

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