

1 Pond
Road
ROCKLEIGH, NJ

78,650 SF
INDUSTRIAL WAREHOUSE
on ±6 ACRES FOR SUBLEASE



Property Features

- 78,650 SF industrial facility on ±6 acres
- 9 tailgate loading doors
- 22' clear ceiling height
- 36' x 30' column spacing
- Parking for approximately 120 vehicles
- Air-conditioned office area
- Power: 1200 amps, 120/280 volts
- Wet sprinkler system
- Long term sublease | Expires 09/30/2030
- Located in Bergen County's industrial corridor
- Immediate access to Route 9W
- Minutes to Route 4, Route 17, and the Palisades Interstate Parkway
- Convenient access to the George Washington Bridge and greater NYC metro area
- Proximity to major distribution routes serving North Jersey and New York City
- Labor-rich market with access to skilled workforce

FOR MORE INFORMATION

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SERVICES OFFERED

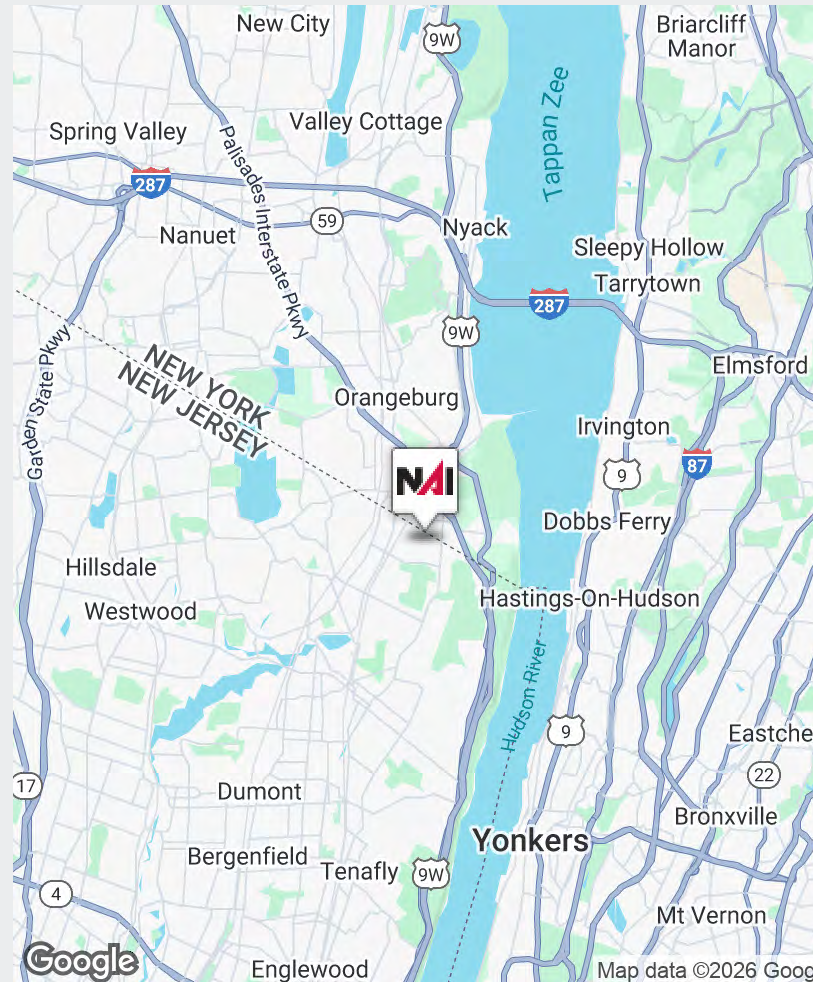
Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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PROPERTY SUMMARY



The area's strong labor pool and established industrial presence further enhance the site's long-term value.



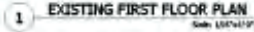
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ROCKLEIGH, NJ

PROPERTY PHOTOS



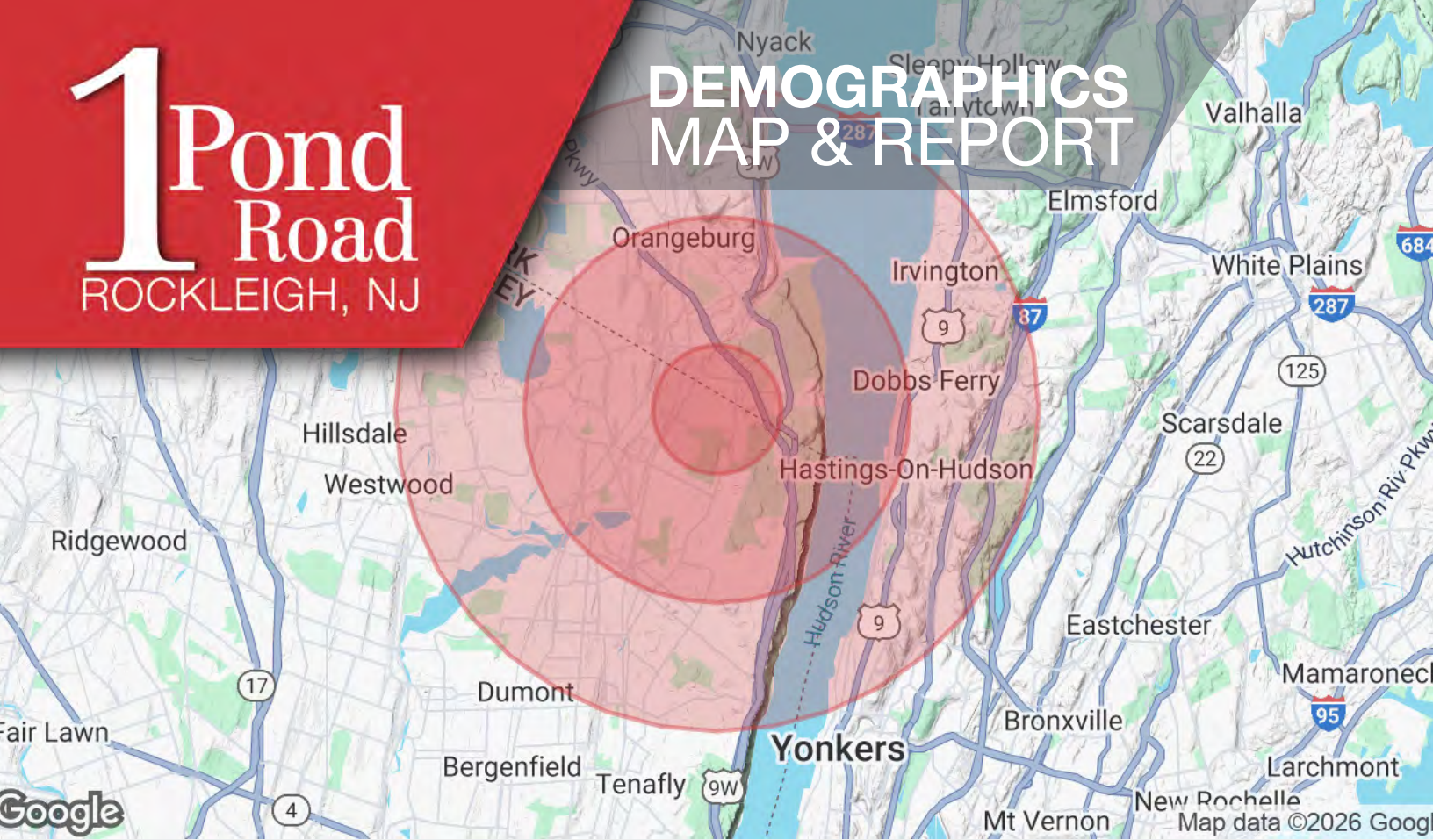
FLOOR PLAN



1 Pond Road

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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	4,978	45,111	181,793
Average Age	45	44	43
Average Age (Male)	43	42	41
Average Age (Female)	46	45	44

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,659	15,704	65,000
# of Persons per HH	3	2.9	2.8
Average HH Income	\$191,291	\$196,696	\$186,350
Average House Value	\$843,899	\$852,469	\$756,896

Demographics data derived from AlphaMap