

475

**SOUTH DEAN STREET
ENGLEWOOD, NJ**

Immediate access to **Route 4.**
Close proximity to **I-95 & I-80.**

43,540 SF

AVAILABLE NOW!

SALE POSSIBLE



ADDITIONAL ±42 CAR PARKING

475SOUTHDEANSTREET.COM



SESSION

CBRE

475

**SOUTH DEAN STREET
ENGLEWOOD, NJ**

SALE POSSIBLE

TOTAL BUILDING SIZE	43,540 sq. ft.
OFFICE SIZE	To suit
SITE AREA	1.71 Acres
YEAR BUILT	1955 / 1963 / 1995
CLEAR HEIGHT	13'-15'
COLUMN SPACING	30'5" x 20'

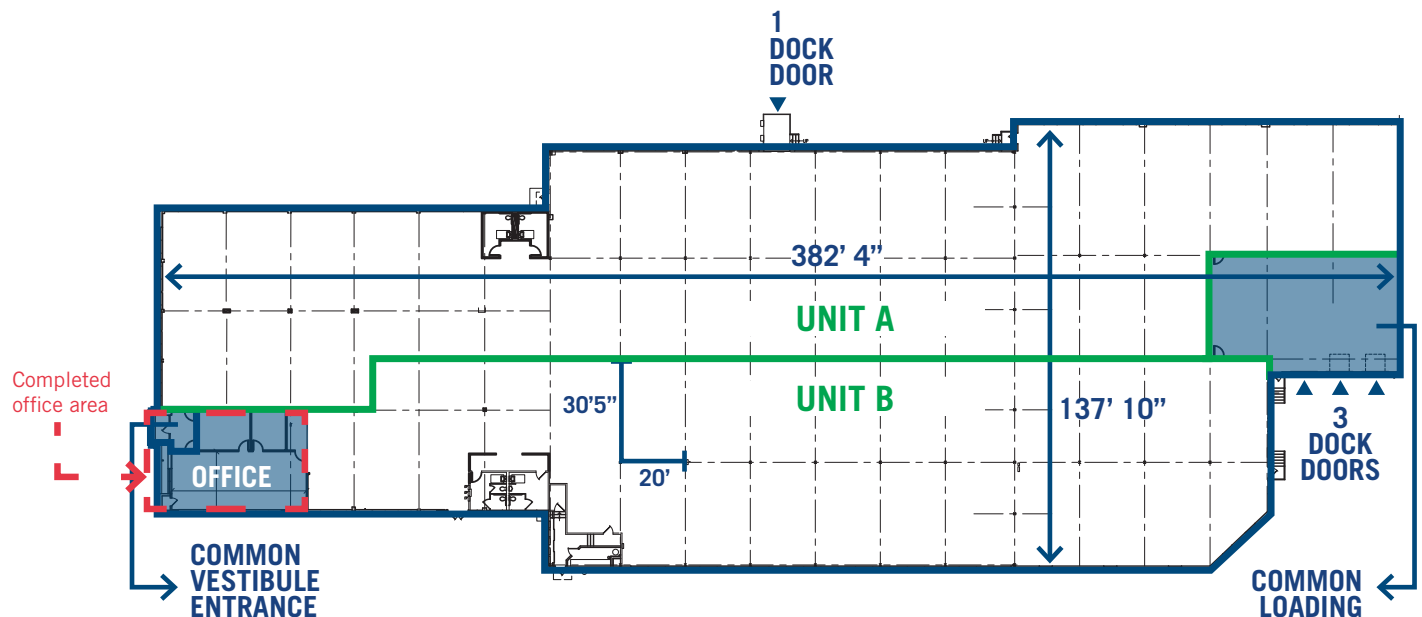
DOCK DOORS	4
CAR PARKING	41 (additional 42 spots available)
ROOF YEAR INSTALLED	2014 (20 year warranty)
FIRE PROTECTION	Wet Sprinkler
INTERIOR LIGHTING	LED
POWER	3-phase, 1,400 amp

UNIT A

TOTAL SF:	23,495 SF
OFFICE SF:	1,950 SF
LOADING:	4 (3 SHARED)

UNIT B

TOTAL SF:	20,045 SF
OFFICE SF:	1,900 SF
LOADING:	3 (SHARED)



Design concepts are subject to change based on Tenant Criteria

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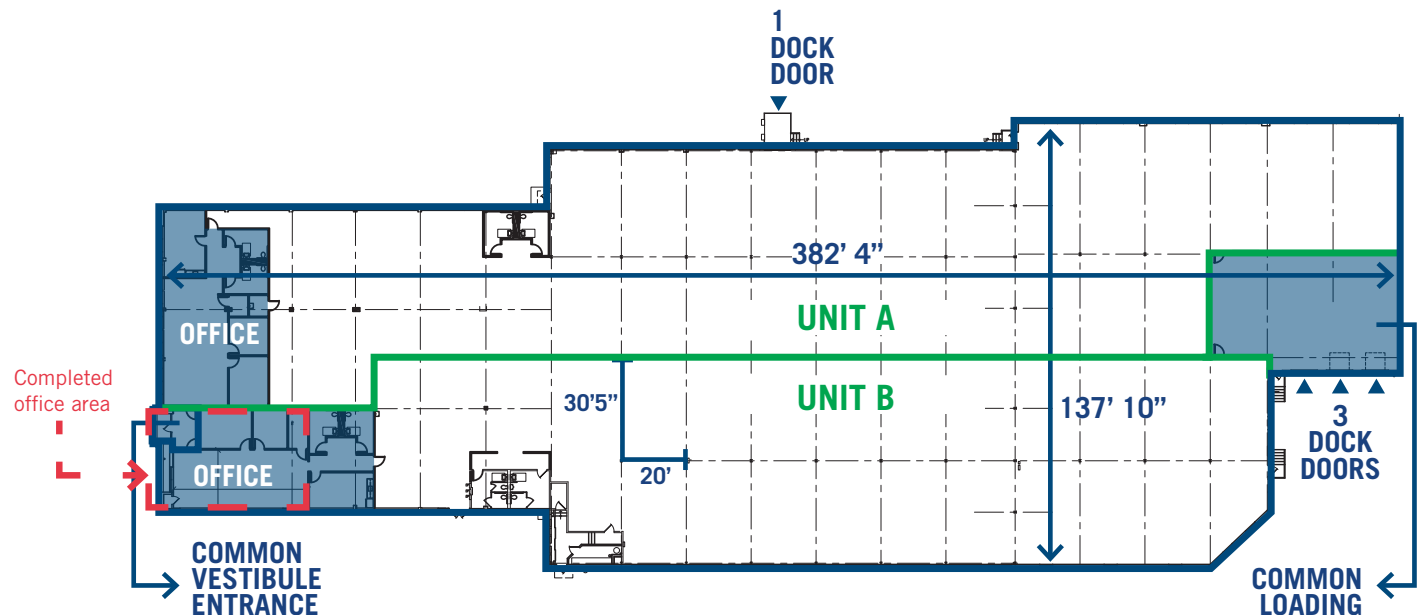
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POTENTIAL BUILD-OUT

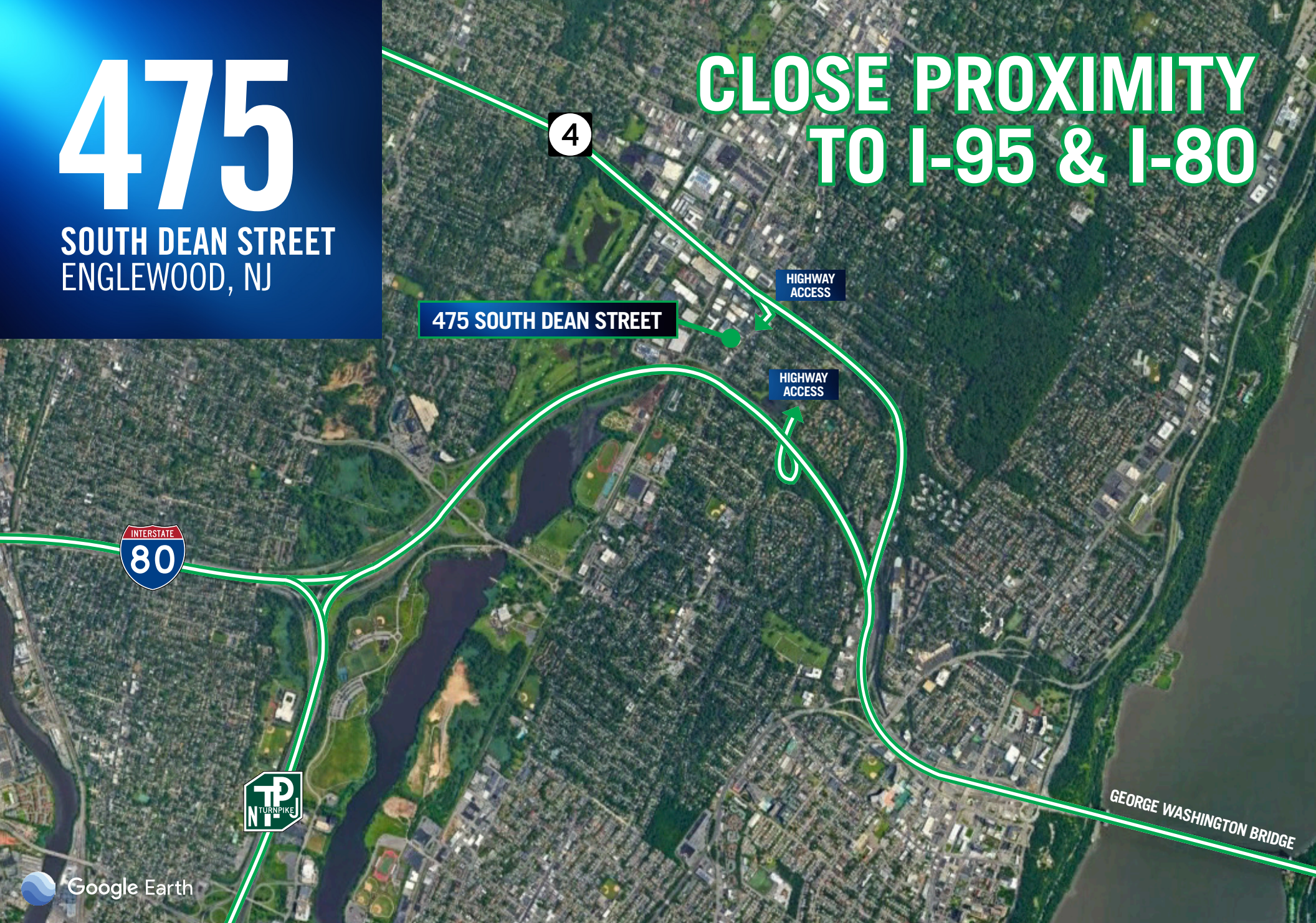


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CLOSE PROXIMITY TO I-95 & I-80



475 SOUTH DEAN STREET

HIGHWAY
ACCESS

HIGHWAY
ACCESS

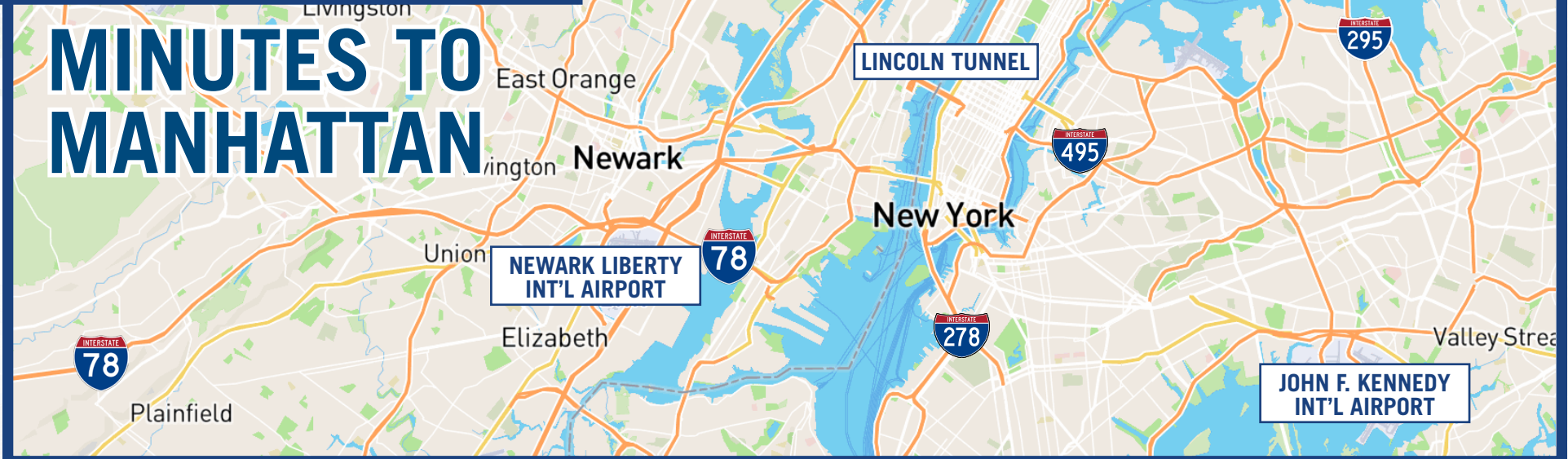
INTERSTATE
80



GEORGE WASHINGTON BRIDGE

Google Earth

ROUTE 4	3 min / 0.7 miles
INTERSTATE-95	4 min / 1.6 miles
INTERSTATE-80	5 min / 2.8 miles
GEORGE WASHINGTON BRIDGE	8 min / 3.2 miles
TETERBORO AIRPORT	12 min / 6.3 miles
MANHATTAN	20 min / 6.7 miles
NEWARK LIBERTY INT'L AIRPORT	23 min / 19 miles



MINUTES TO MANHATTAN

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