

**FREE STANDING CORPORATE  
HEADQUARTERS BUILDING****PROPERTY DETAILS**

<b>BUILDING SIZE:</b>	51,570 SF	<b>POWER:</b>	800 Amps
<b>OFFICE AREA:</b>	±10,000 SF (two-story)	<b>HEAT:</b>	Gas
<b>CEILING HEIGHT:</b>	22' Clear	<b>SPRINKLER:</b>	Wet
<b>LOADING:</b>	6 Tailgates (5 with levelers) 1 Drive-In (8' x 8')	<b>ZONING:</b>	M-1 (Limited Manufacturing District) Block 1201, Lot 14
<b>COLUMN SPACING:</b>	56' x 37'	<b>TAXES:</b>	\$2.00 PSF
<b>PARKING:</b>	55 Cars		

**ADDITIONAL FEATURES**

- LED lighting to be installed.
- Back-up generator.
- Racking can be made available.
- Office furniture can be made available.

**LOCATION HIGHLIGHTS**

- 3 miles to Route 46
- 5 miles to both I-80 and I-280

For more information, please contact:

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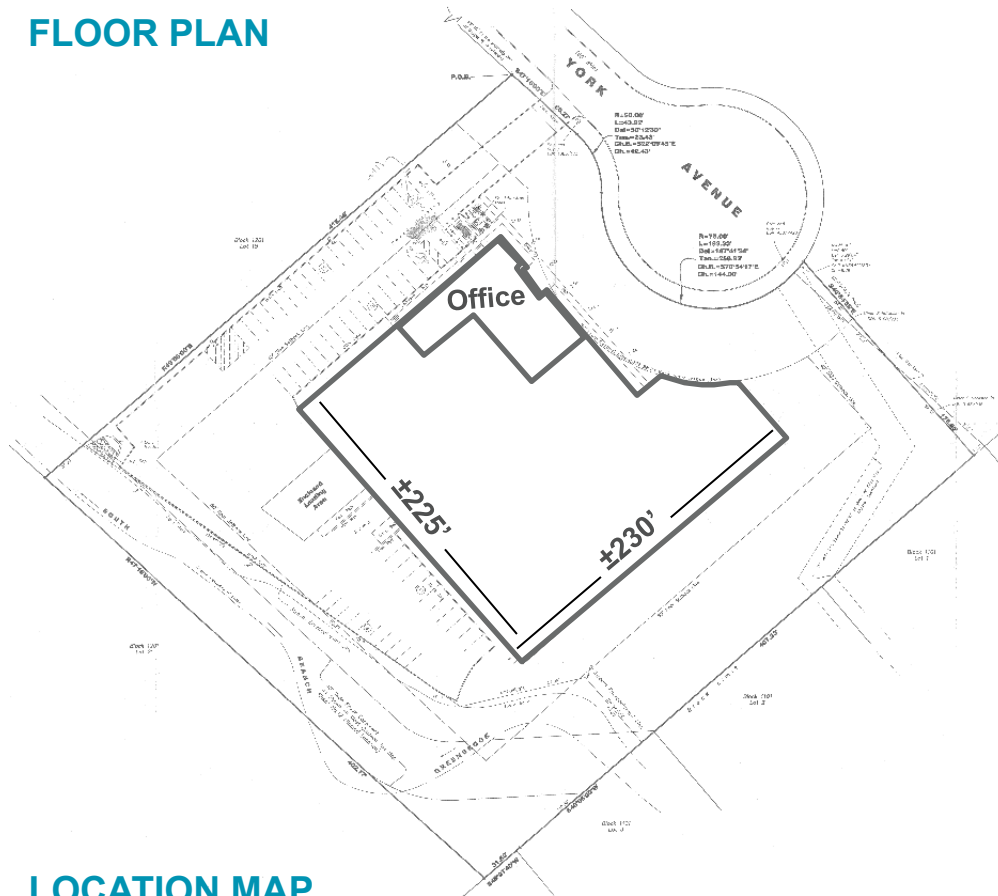
**CUSHMAN &  
WAKEFIELD**

INDUSTRIAL FOR LEASE

**12 York Avenue**

West Caldwell, New Jersey

## FLOOR PLAN



## LOCATION MAP



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