

1 Pond
Road
ROCKLEIGH, NJ

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



Property Features

- 78,650 SF industrial facility
- Situated 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
- Wet sprinkler system
- Long term sublease | Expires 09/30/2035
- 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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Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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PROPERTY SUMMARY



Prime Sublease Opportunity

This 78,650 SF well-maintained, high-function industrial facility sits on ±6 acres and offers an efficient layout, strong loading capabilities, and ample parking.

The property offers an exceptional opportunity for users seeking well-located industrial space in a highly constrained North Jersey market. The property provides efficient access to major highways and regional transportation routes, allowing users to serve the greater New York City metro area with speed and reliability. It is ideally suited for companies looking to scale operations quickly without the long lead times associated with new construction.

Tenants benefit from a cost-effective occupancy solution, operational efficiency, and proximity to key transportation networks and Bergen County's dense consumer base—making it particularly attractive for logistics, distribution, e-commerce, and service-oriented users seeking access to both New Jersey and New York markets.

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



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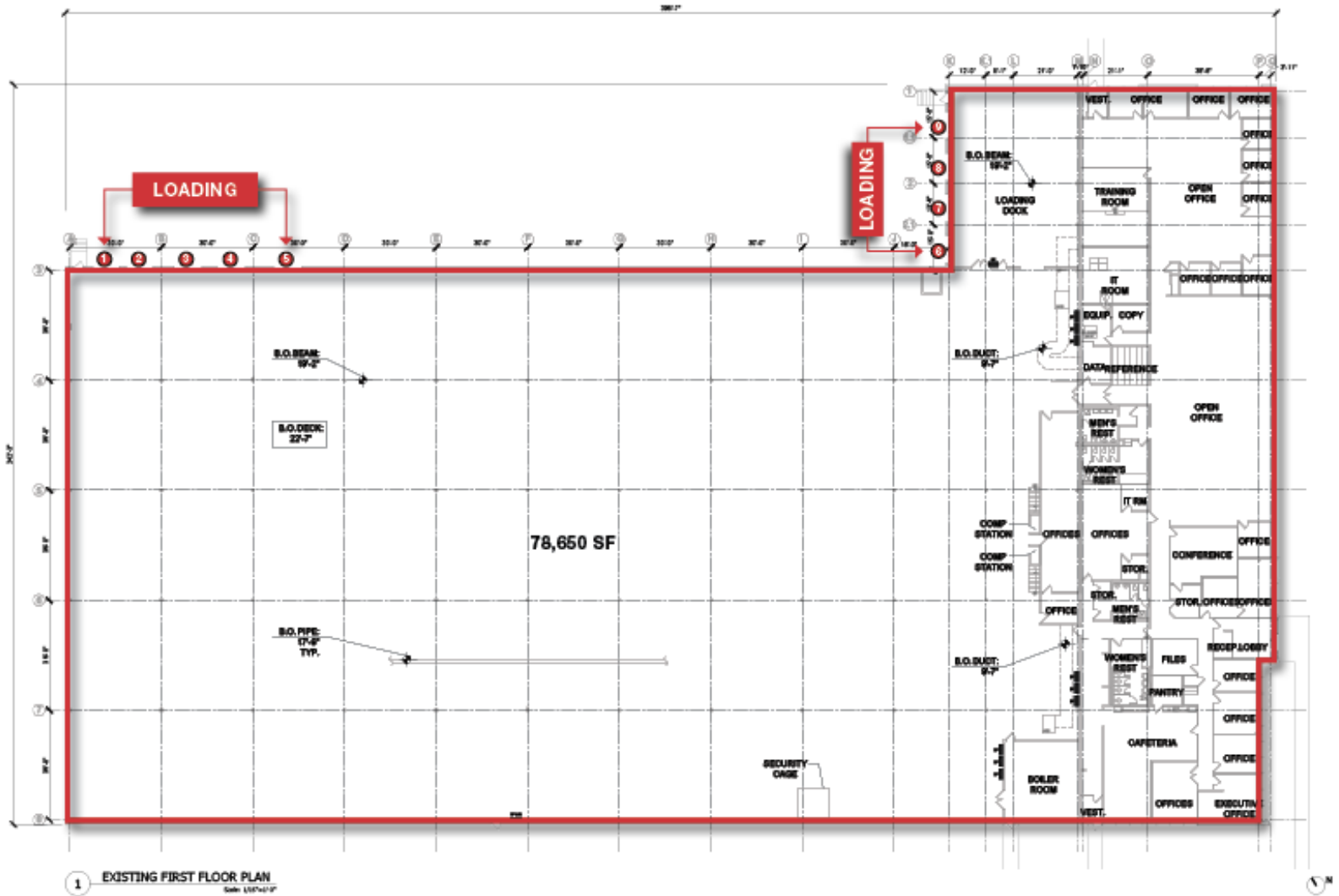
PROPERTY PHOTOS



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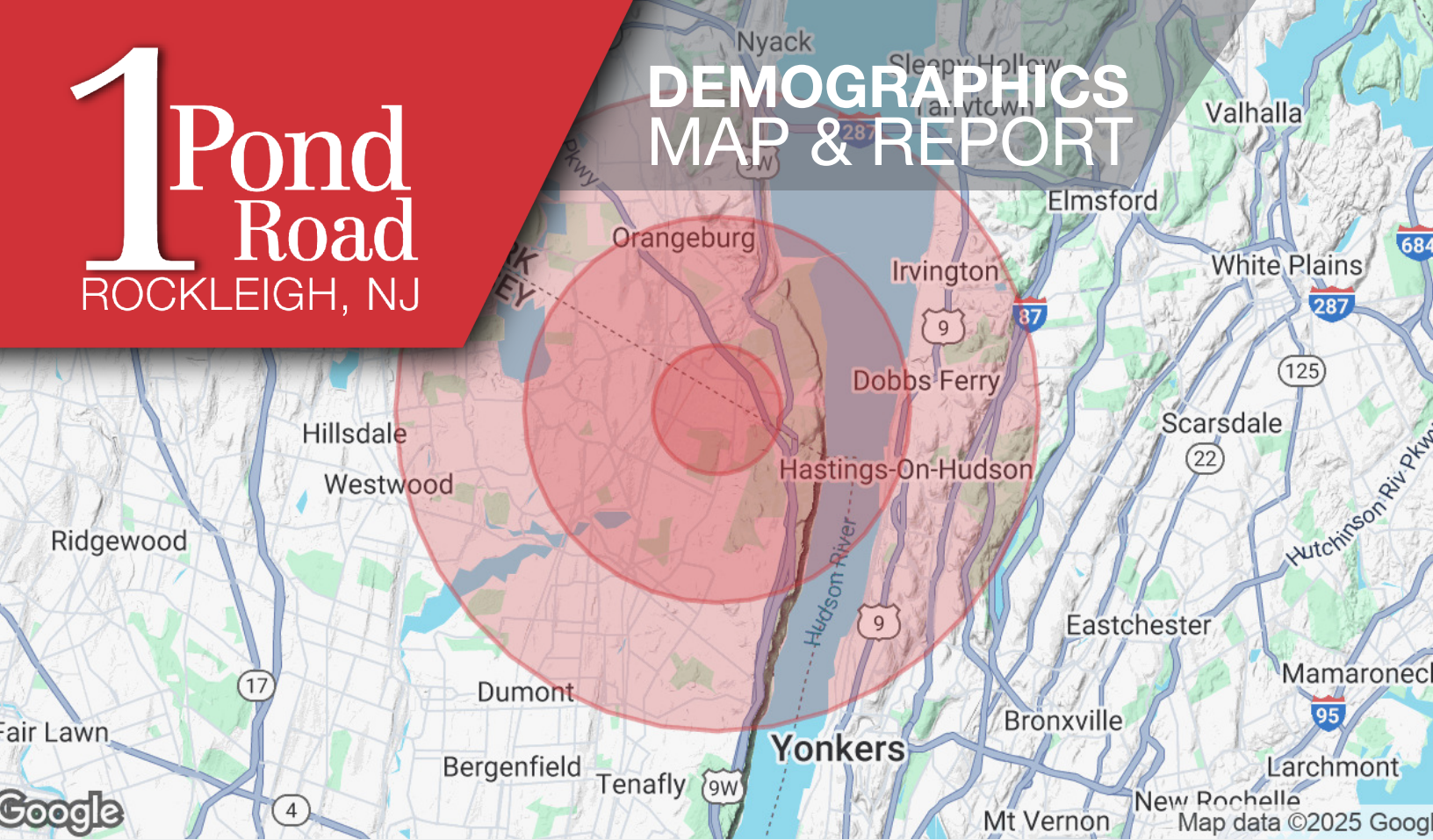
FLOOR PLAN



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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