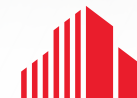




FOR SUBLEASE 127,055 SF

**NEW REFRIGERATED & FROZEN
STORAGE / ASSEMBLY WAREHOUSE**

8 VREELAND AVENUE, TOTOWA, NJ



**CUSHMAN &
WAKEFIELD**

NEW REFRIGERATED & FROZEN STORAGE / ASSEMBLY WAREHOUSE

8 VREELAND AVENUE, TOTOWA, NJ

Total Area:	127,055 SF
Refrigerated Assembly:	±44,700 SF
Frozen Storage:	±7,700 SF
Refrigerated Storage:	±6,655 SF
Dry Storage:	±31,000 SF
Year Installed:	2019 (All Cold Storage)
Dock Doors:	10 Six (6) Refrigerated & Four (4) Dry Dock Doors
Lighting:	LED in All Cold Storage Areas
Location:	Near I-80, SR-46 & SR-23
Location Highlight:	Immediate NYC Access
Sprinkler:	Fully-Sprinklered
Parking:	±125 Auto Parking Positions



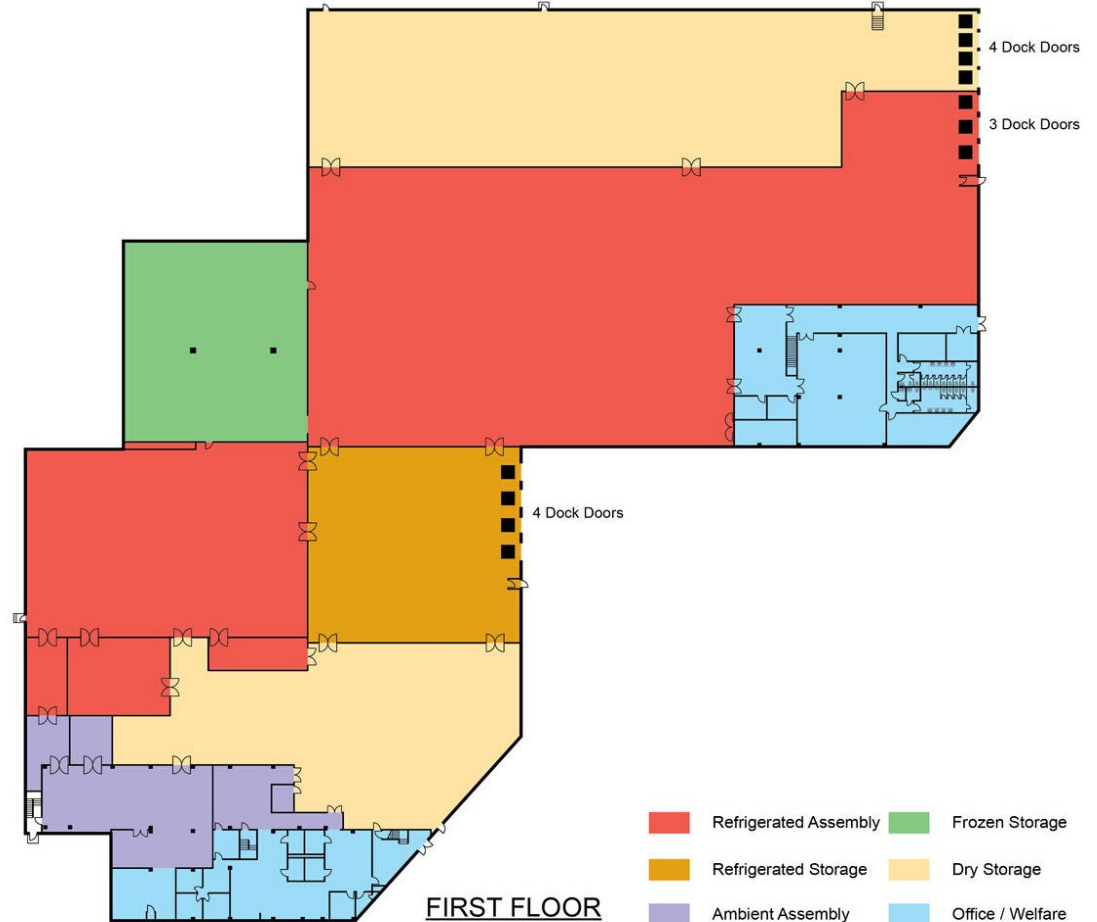
NEW REFRIGERATED & FROZEN STORAGE / ASSEMBLY WAREHOUSE

8 VREELAND AVENUE, TOTOWA, NJ

ROOM ITEMIZATION

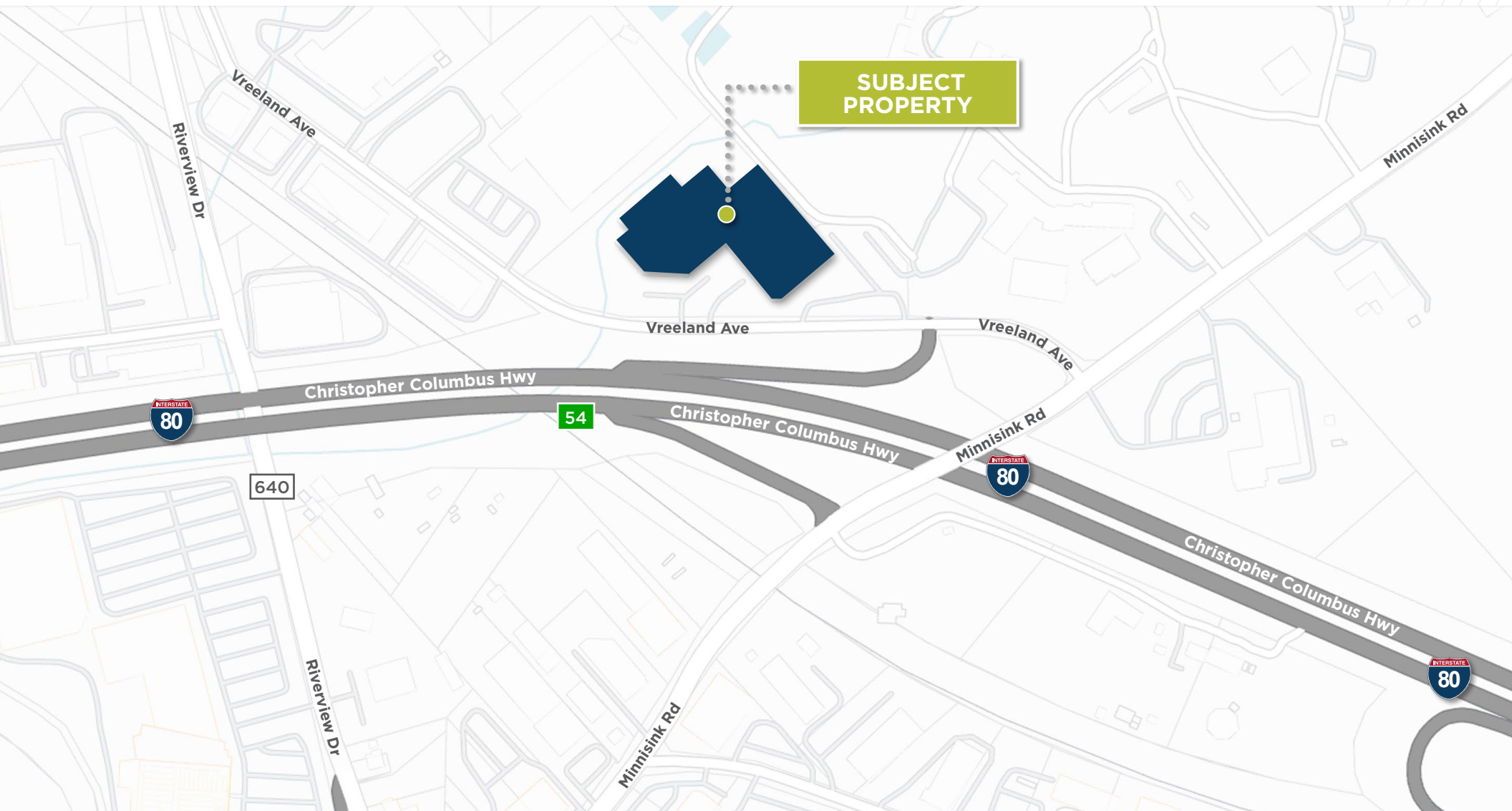
- Refrigerated Assembly: **±44,700 SF**
- Comprised of two rooms: 33,500 SF & 11,200 SF Respectively
- 10'-12' Ceiling
- Ambient Assembly: **±4,000 SF**
- 10' Ceiling
- Frozen Storage: **±7,700 SF**
- 24' Ceiling
- Refrigerated Storage: **±6,655 SF**
- Comprised of Three Rooms: 4,350 SF, 625 SF & 1,680 SF Respectively
- 24' Ceiling
- Dry Storage: **±31,000 SF**
- Comprised of Two Rooms: 20,000 SF & 11,000 SF Respectively
- Two Story Office: **±30,000 SF**
- Breakroom & Locker Room: **±3,000 SF**

FLOOR PLAN



NEW REFRIGERATED & FROZEN STORAGE / ASSEMBLY WAREHOUSE

8 VREELAND AVENUE, TOTOWA, NJ

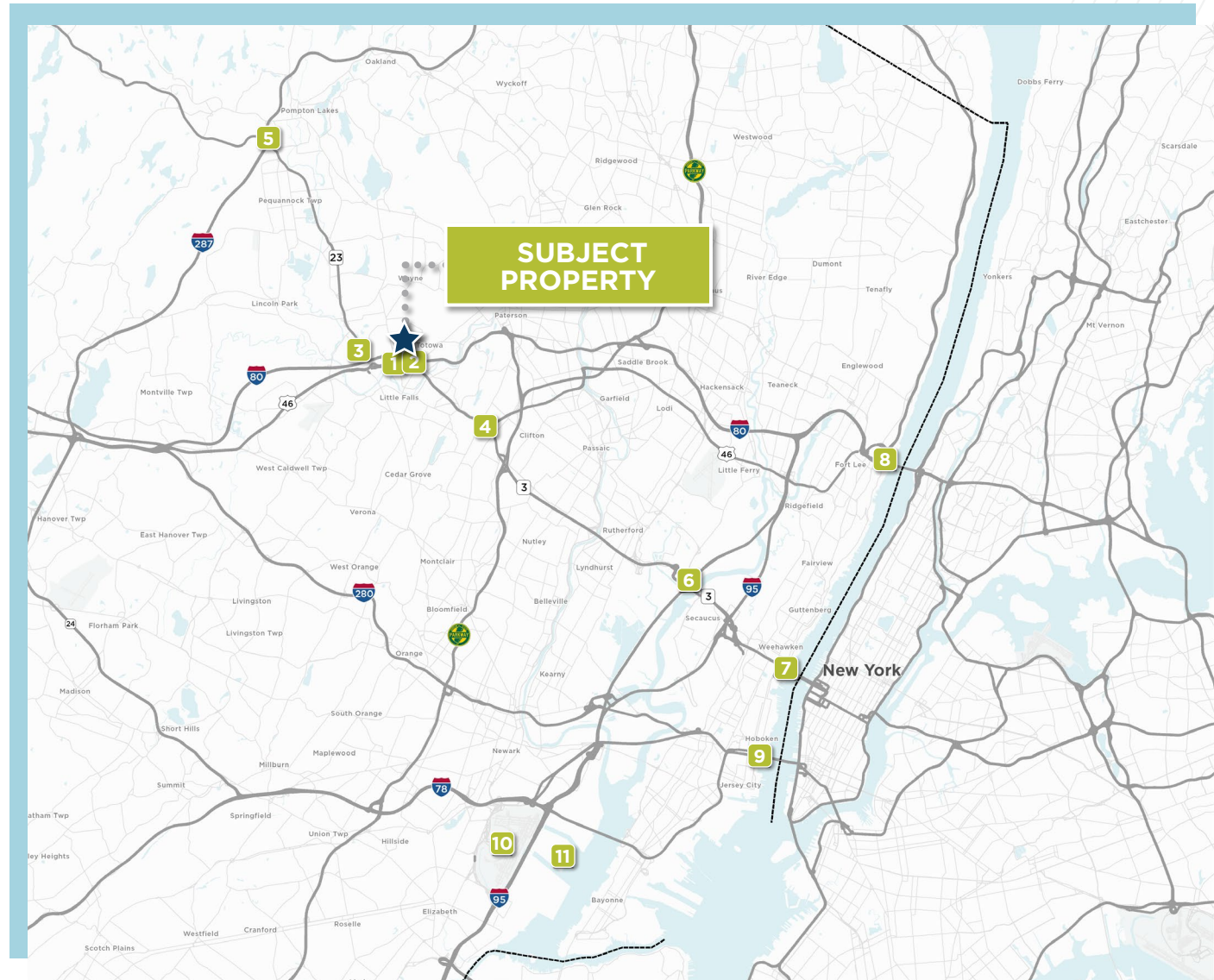


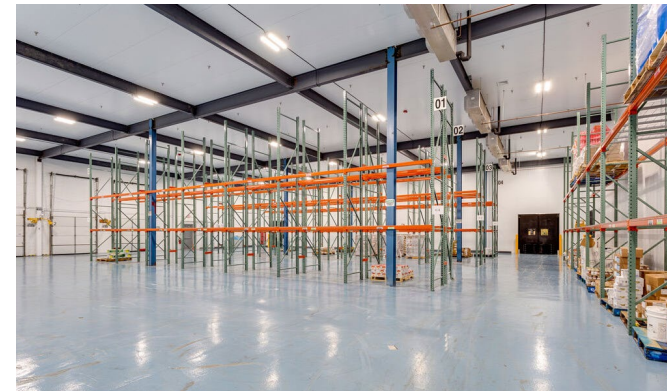
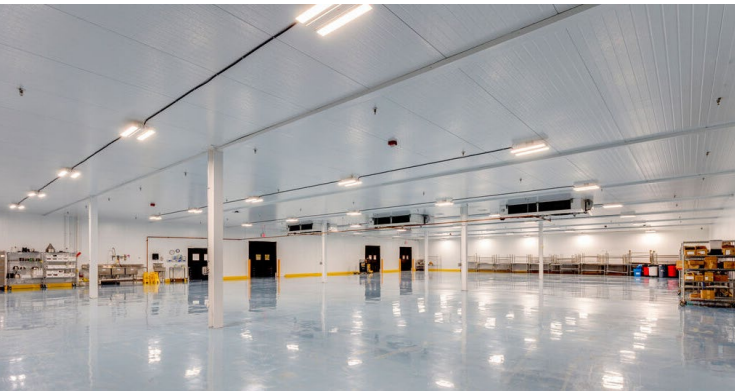
NEW REFRIGERATED & FROZEN STORAGE / ASSEMBLY WAREHOUSE

8 VREELAND AVENUE, TOTOWA, NJ

LOCATION

1. US 46 - ±1.7 Miles
2. I-80 - ±0.06 Mile
3. Rt-23 - ±1.4 Miles
4. Rt-3 - ±3.9 Miles
5. I-287 - ±10.9 Miles
6. NJ-Turnpike - ±12.5 Miles
7. Lincoln Tunnel - ±17.2 Miles
8. George Washington Bridge - ±18.2 Miles
9. Holland Tunnel - ±19.9 Miles
10. Newark Airport - ±22.4 Miles
11. Port Newark - ±24.3 Miles







FOR MORE INFORMATION, CONTACT:

Thomas D. Tucci

Executive Managing Director
+1 732 243 3120
thomas.tucci@cushwake.com

Torsten Thaler

Senior Director
+1 973 513 1972
torsten.thaler@cushwake.com

Natalie Gorga

Senior Associate
+1 732 243 3136
natalie.gorga@cushwake.com

Charles Fern

Executive Vice Chair
+1 732 243 3101
chuck.fern@cushwake.com

One Meadowlands Plaza, 7th Floor | East Rutherford, NJ 07073 | +1 201 935 4000
99 Wood Avenue South, 8th Floor, Iselin, NJ 08830 | +1 732 623 4700

[cushmanwakefield.com](https://www.cushmanwakefield.com)

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