



FULLY AIR-CONDITIONED WAREHOUSE

AVAILABILITY DETAILS

SPECIFICATIONS	Unit 2
Total Unit Size SF	±18,336
Warehouse SF	±11,336
Office SF	±7,000
Ceiling Height ±	22'
Loading Docks	2
Drive-in Doors	1
Power	Heavy, 3Phase 480V
Term Through	6/30/2028

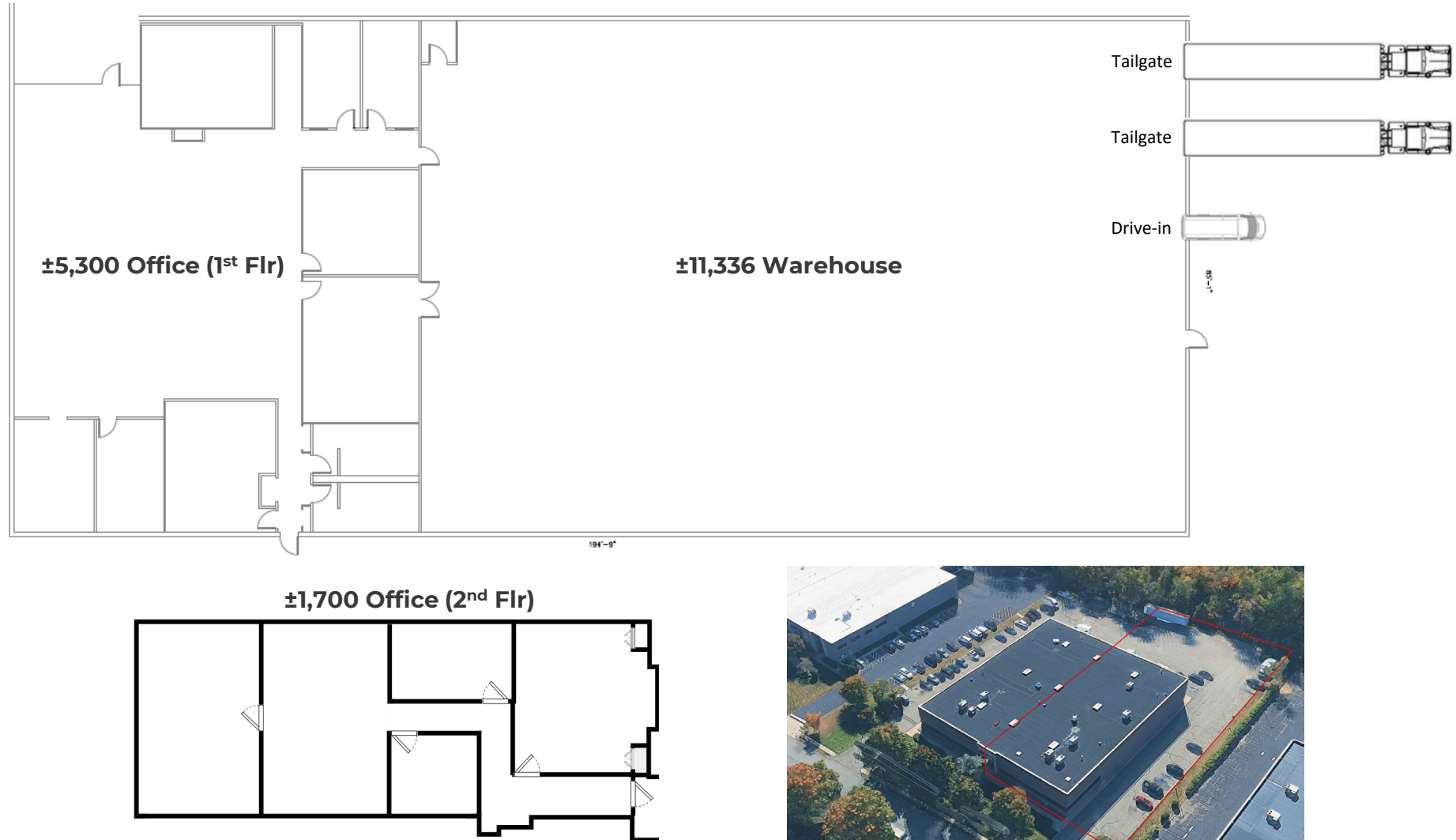


AVAILABILITY SUMMARY

Industrial unit for sublease located in desirable West Caldwell industrial park. The available space totals ±18,336 SF which includes both fully air-conditioned warehouse and well-appointed office space.

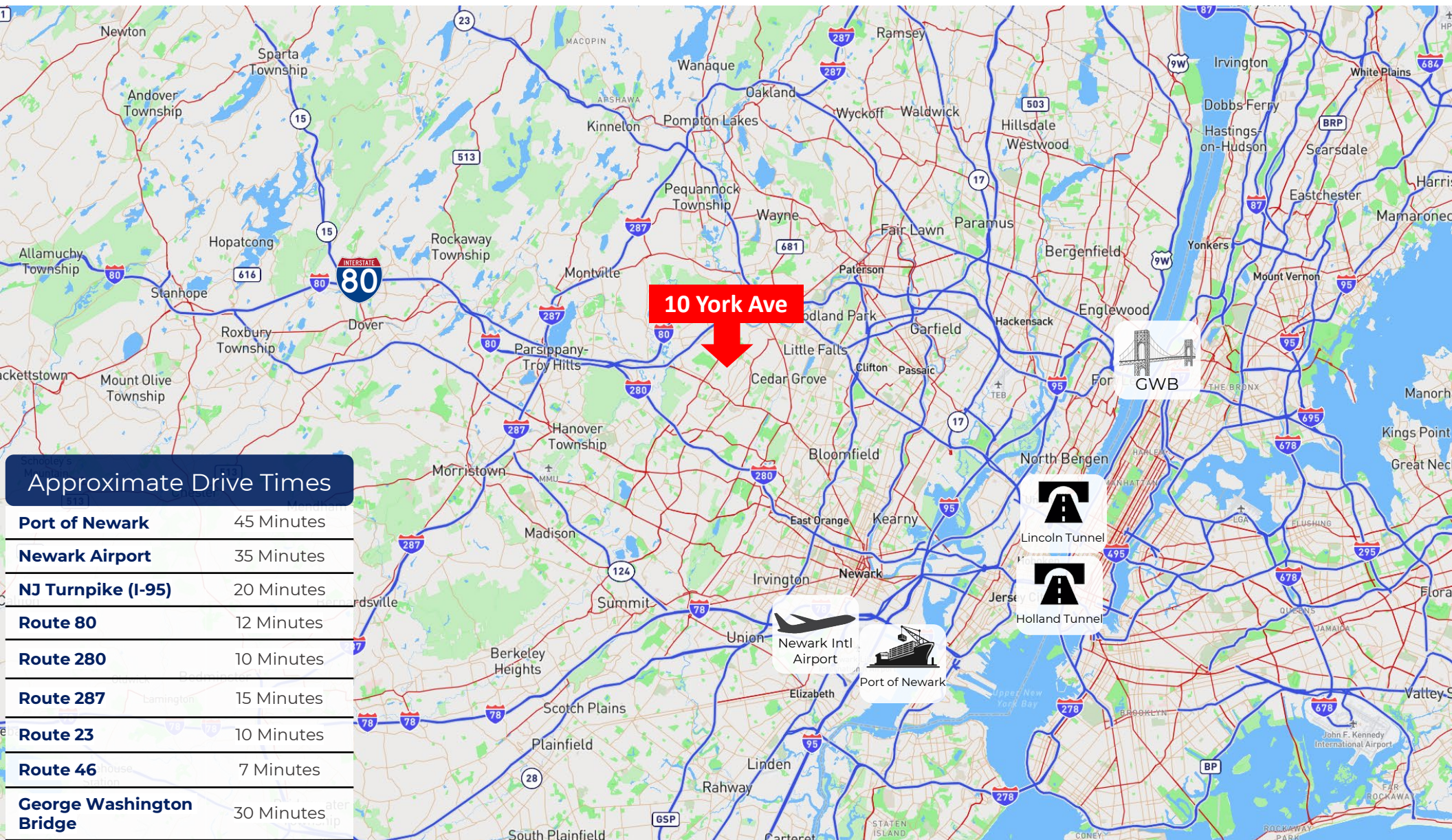
The building features 22' foot clear ceilings, 2 loading docks, 1 drive-in door, and large truck court that can easily accommodate 53' tractor trailers. Heavy 3 Phase power also services the building and was recently upgraded by Tenant.

This convenient location is in close proximity to Routes 46, 80, 23, 280, 287 and 3.





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