



**FULLY AIR-CONDITIONED WAREHOUSE**

## AVAILABILITY DETAILS

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



## 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.



