

**AVAILABLE
NOW!**

AVAILABLE FOR LEASE

1400 3rd Street

FAIR LAWN

+/- 113,000 SF
(Divisible to $\pm 56,500$ SF)



Property Overview



Building A

Available SF 113,000 SF
(Divisible to ±56,500 SF)

Dimensions 611' x 185'

Clear Height 40'

Column Spacing 42' x 55'

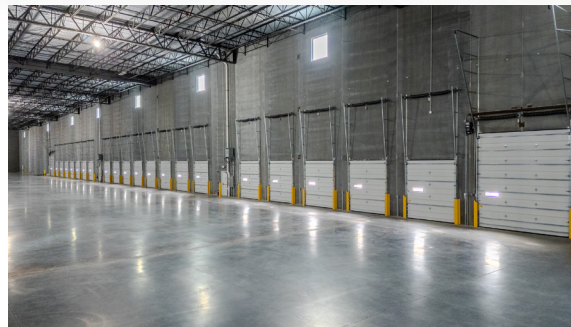
Speed Bay 60'

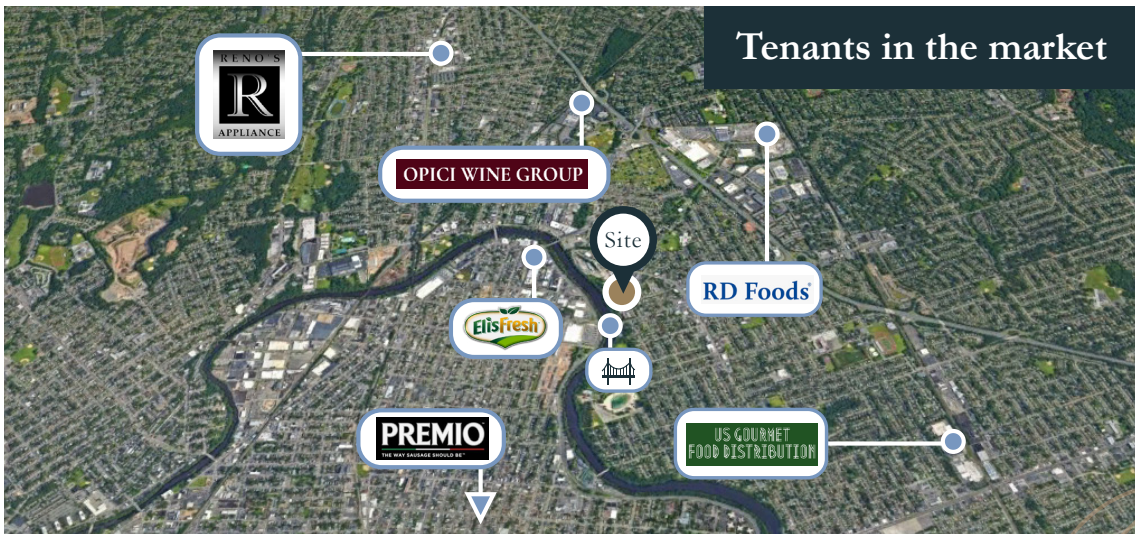
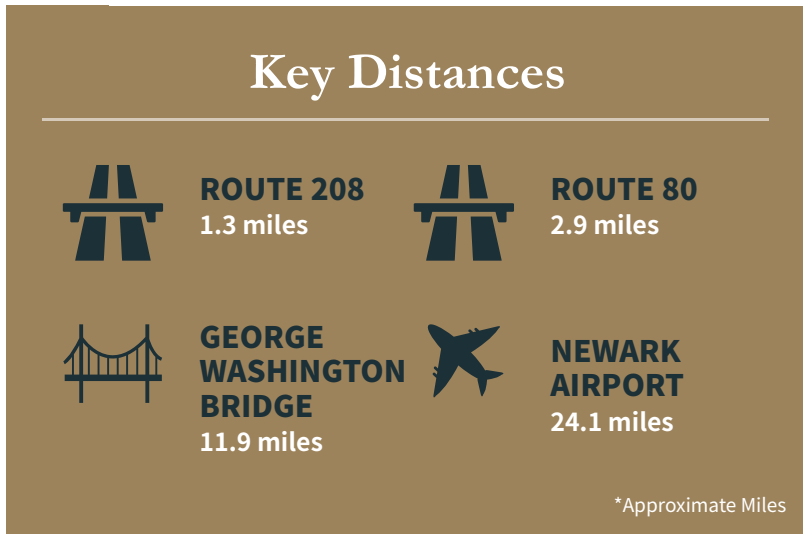
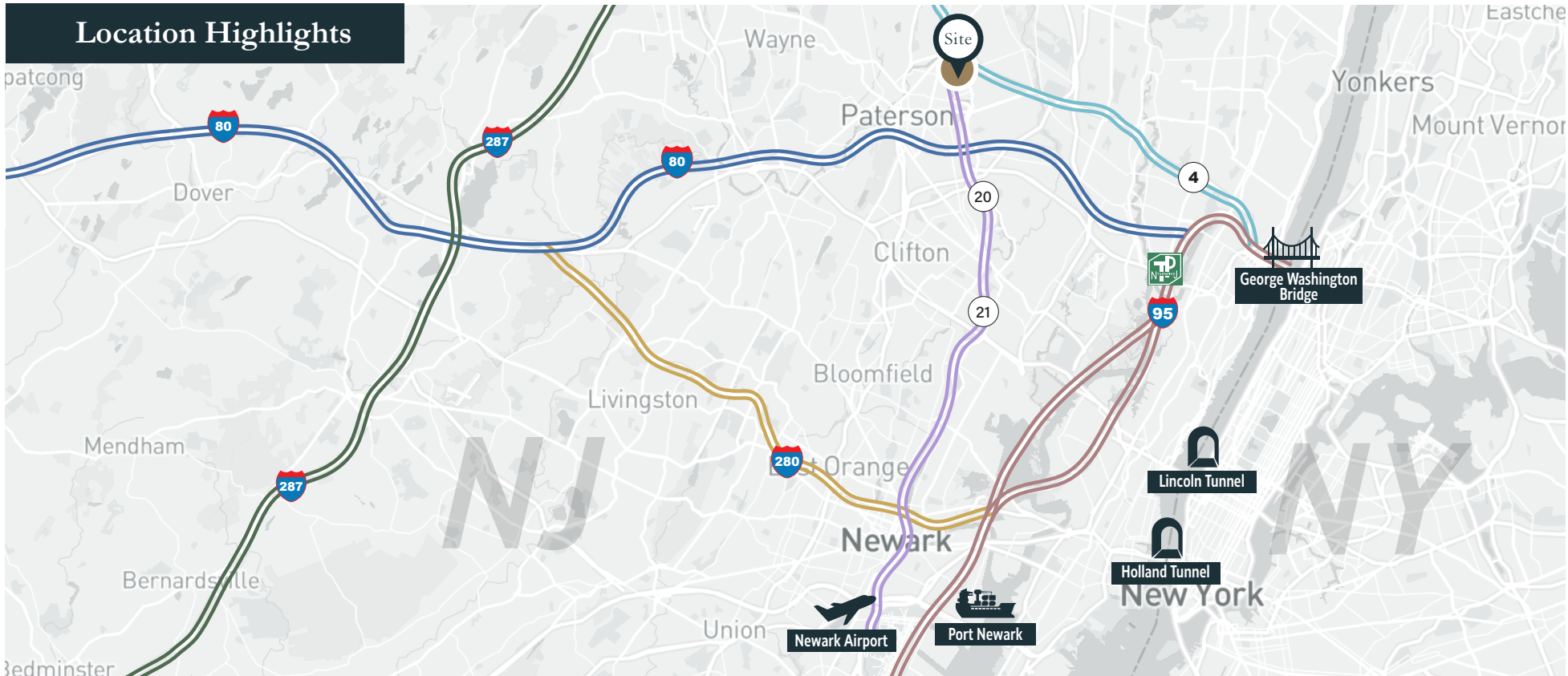
Car Parking 85

Loading Docks 20 (9'x10')

Drive-in Doors 2 (12'x14')

Power 2000A, 3-Phase, 480/277V







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Local developer presence in Ridgewood, NJ

Institutional fund manager as limited partner

Significant industrial experience with ownership of warehouse properties ranging from 14K SF to 1.5MM SF

Warehouse constructed by RC Andersen, one of the leading warehouse general contractors in the region

