

570 COMMERCE BLVD. CARLSTADT, NEW JERSEY

AVAILABLE JANUARY 2027



R
RUSSO
DEVELOPMENT

BUILDING SPECIFICATIONS

BLOCK: 131.01	LOT: 13
PROPERTY AREA:	3.26 ACRES
<u>AVAILABLE PREMISES:</u>	
WAREHOUSE AREA:	59,803 SF
SECOND FLOOR OFFICE:	9,985 SF
GROUND FLOOR OFFICE:	11,078 SF
TOTAL OFFICE AREA:	21,063 SF
 TOTAL SPACE AVAILABLE:	 80,866 SF

ZONING: LIGHT INDUSTRIAL 'A'
COLUMN SPACING: 48' X 48'
WAREHOUSE CEILING HEIGHT: 22' CLEAR
PARKING SPACES: 96
CONSTRUCTION CLASS: 2C NON-COMBUSTIBLE
FIRE PROTECTION SYSTEM: WET SPRINKLER SYSTEM

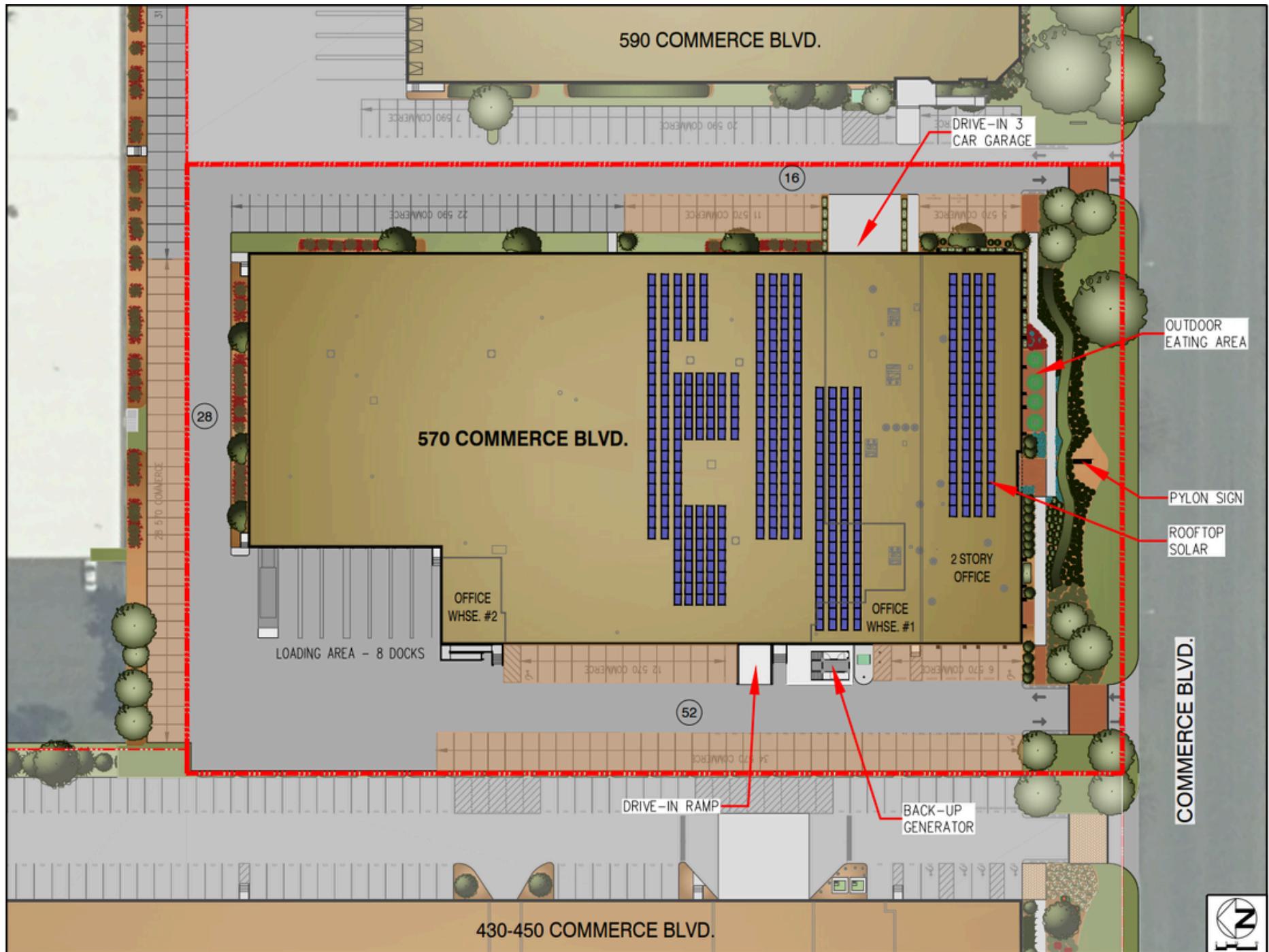


BUILDING FEATURES

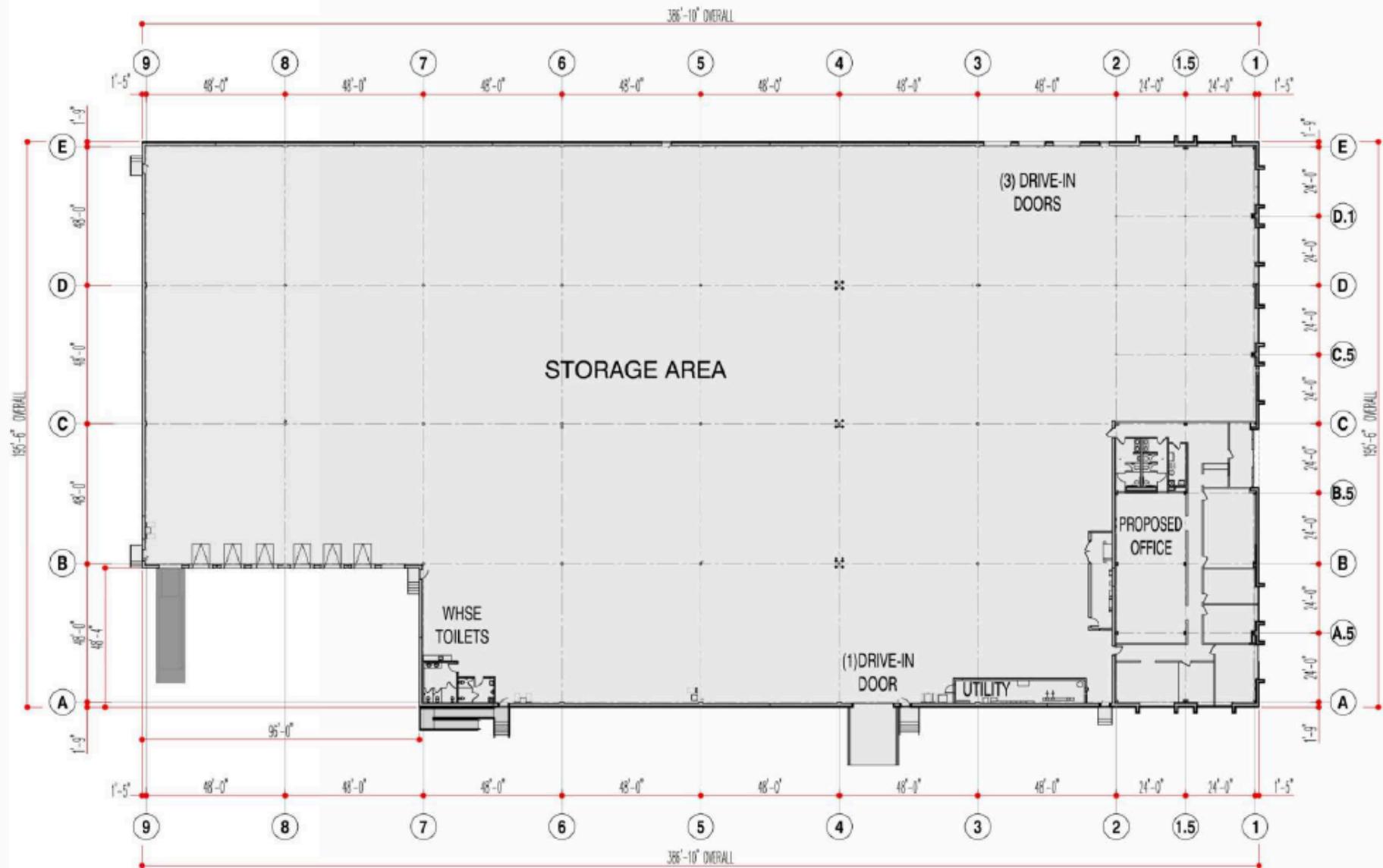
- 80,866 SF CORPORATE HEADQUARTERS INDUSTRIAL FACILITY
- EXCELLENT SITE CIRCULATION AND TRUCK LOADING
- 96 CAR PARKING SPACES WITH A 3 CAR EXECUTIVE PARKING GARAGE
- 8 LOADING DOCKS; 1 DRIVE-IN DOOR
- HEAVY POWER AVAILABLE
- 600 KV BACK-UP GENERATOR
- SPECIALIZED FIBRE ACCESS TO MAJOR METRO AND LONG HAUL NETWORKS
- AMMENITIZED OFFICE SPACE WITH BASKETBALL COURT, FITNESS FACILITIES AND EXECUTIVE SUITES (OFFICE SPACE CAN BE RECONFIGURED FOR TENANT'S OPERATIONS)
- LOCATED 7 MILES TO THE LINCOLN TUNNEL AND GEORGE WASHINGTON BRIDGE
- CLOSE PROXIMITY TO NJ TURNPIKE AND I-80, ROUTES 17 AND 3, AND ROUTE 46
- LOCATED WITHIN THE 1.6 MILLION SQUARE FOOT RUSSO BUSINESS CAMPUS



SITE PLAN

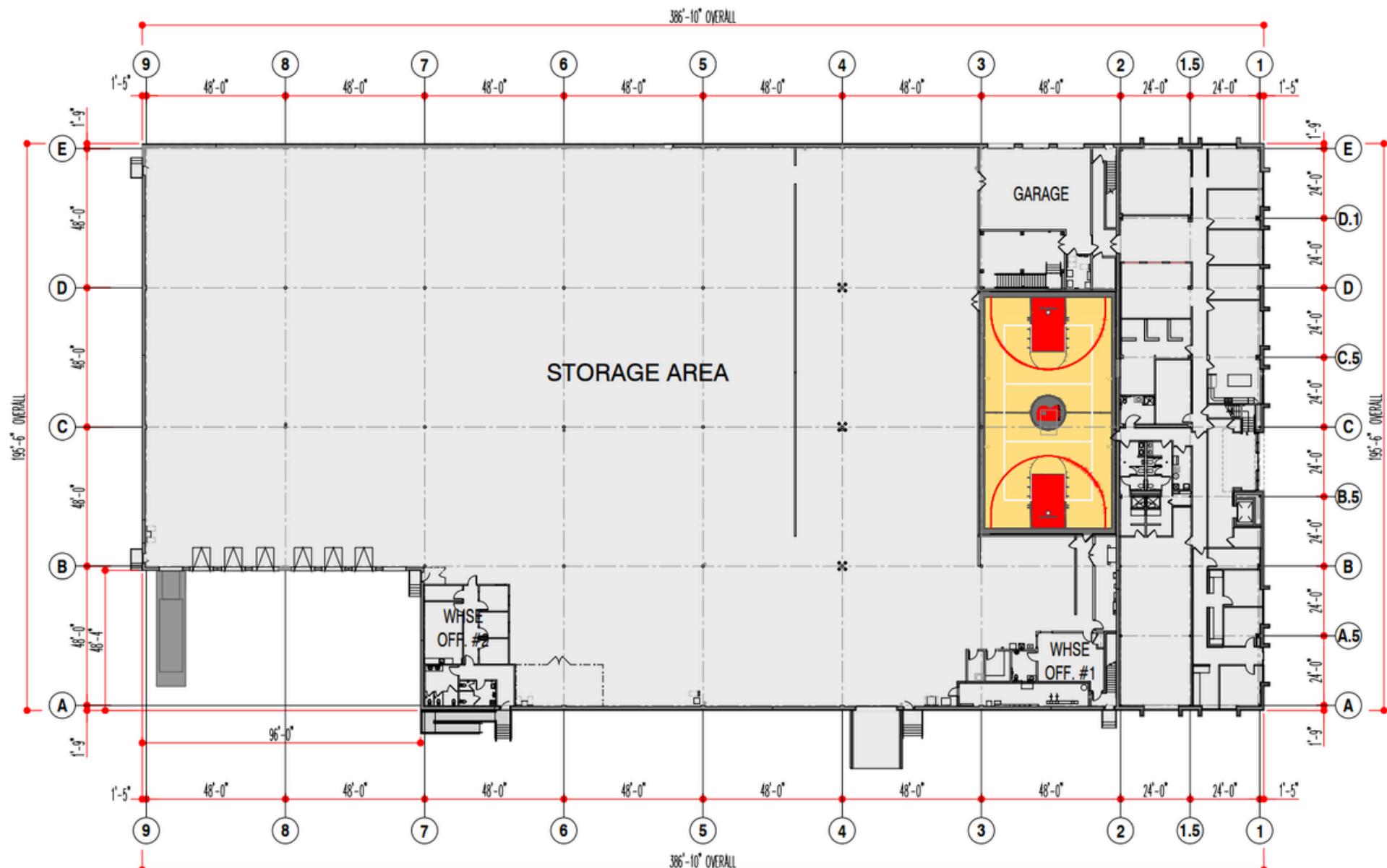


PROPOSED FLOOR PLAN



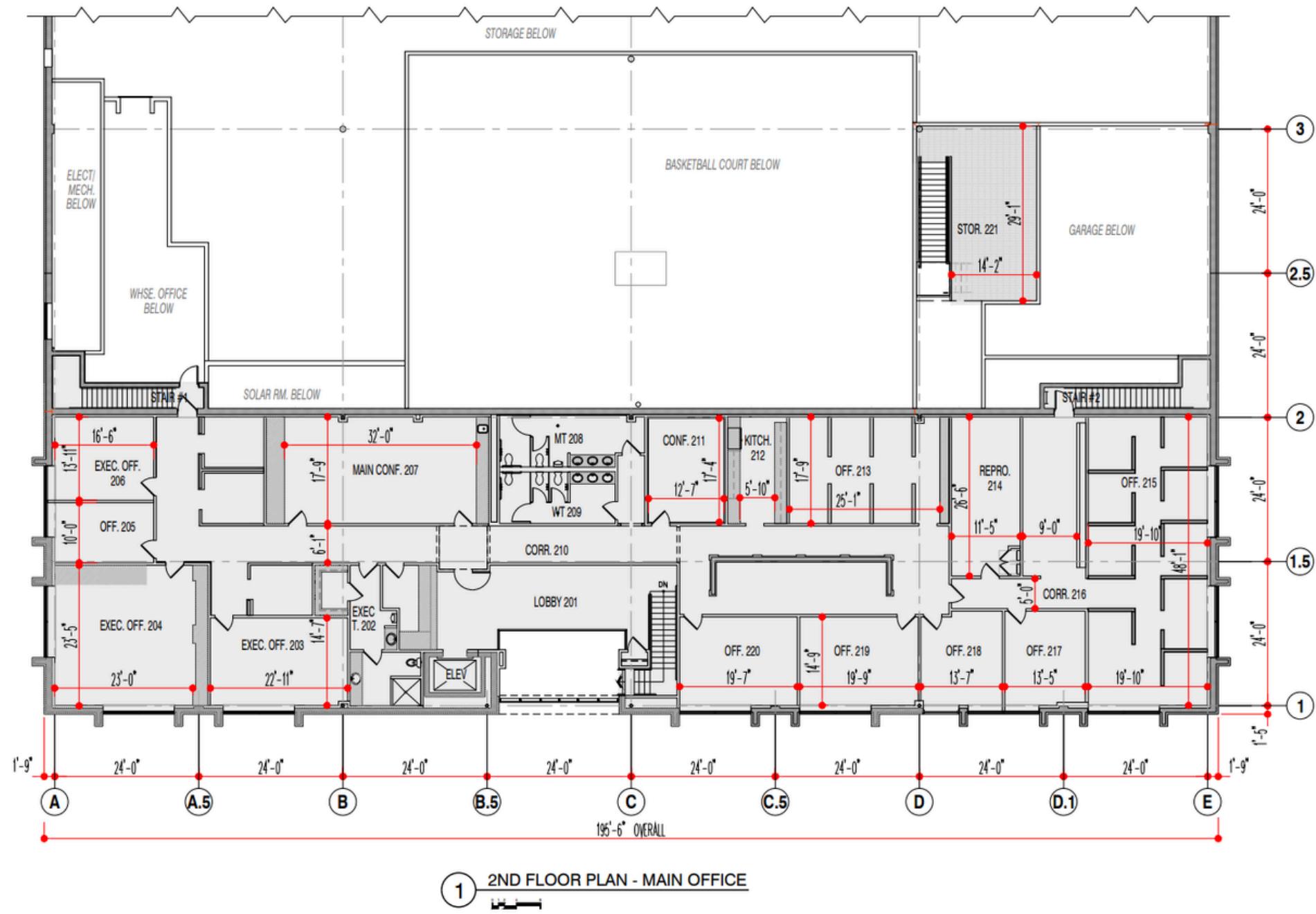
1 OVERALL GROUND FLOOR PLAN

EXISTING FLOOR PLAN

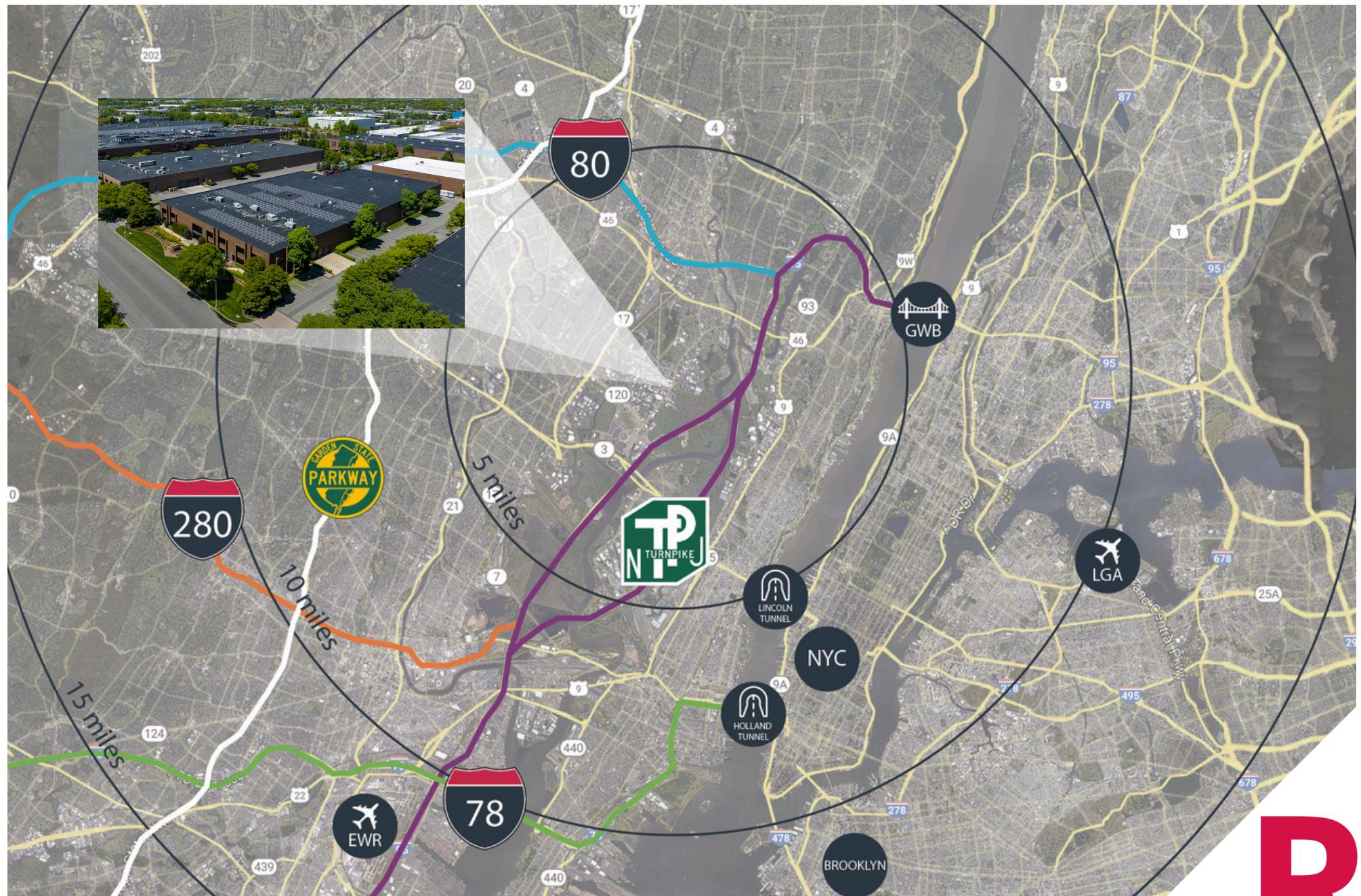


1 OVERALL GROUND FLOOR PLAN

EXISTING 2ND FLOOR PLAN



GREATER REGION MAP



HUDSON & BERGEN COUNTY DEMOGRAPHICS



- 40,000 EMPLOYERS IN THE MEADOWLANDS
- 4,853,616 PEOPLE IN THE WORKFORCE
- 4,569,917 EMPLOYED PEOPLE IN THE WORKFORCE
- 4.6% PROJECTED POPULATION INCREASE BY 2029
- 4% UNEMPLOYMENT RATE



- 50 MILLION CONSUMERS WITHIN A DAY'S DRIVE
- 46% OF THE LOCAL POPULATION HAS COMPLETED A COLLEGE DEGREE COMPARED WITH 33% NATIONALLY
- THE MEDIAN HOUSEHOLD INCOME IS 30% HIGHER THAN THE U.S. MEDIAN
- CONSUMER SPENDING IS 22% HIGHER THAN THE NATIONAL INDEX



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