

570 COMMERCE BLVD. CARLSTADT, NEW JERSEY

AVAILABLE JANUARY 2027



BUILDING SPECIFICATIONS

BLOCK: 131.01 LOT: 13

PROPERTY AREA: 3.26 ACRES

AVAILABLE PREMISES:

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

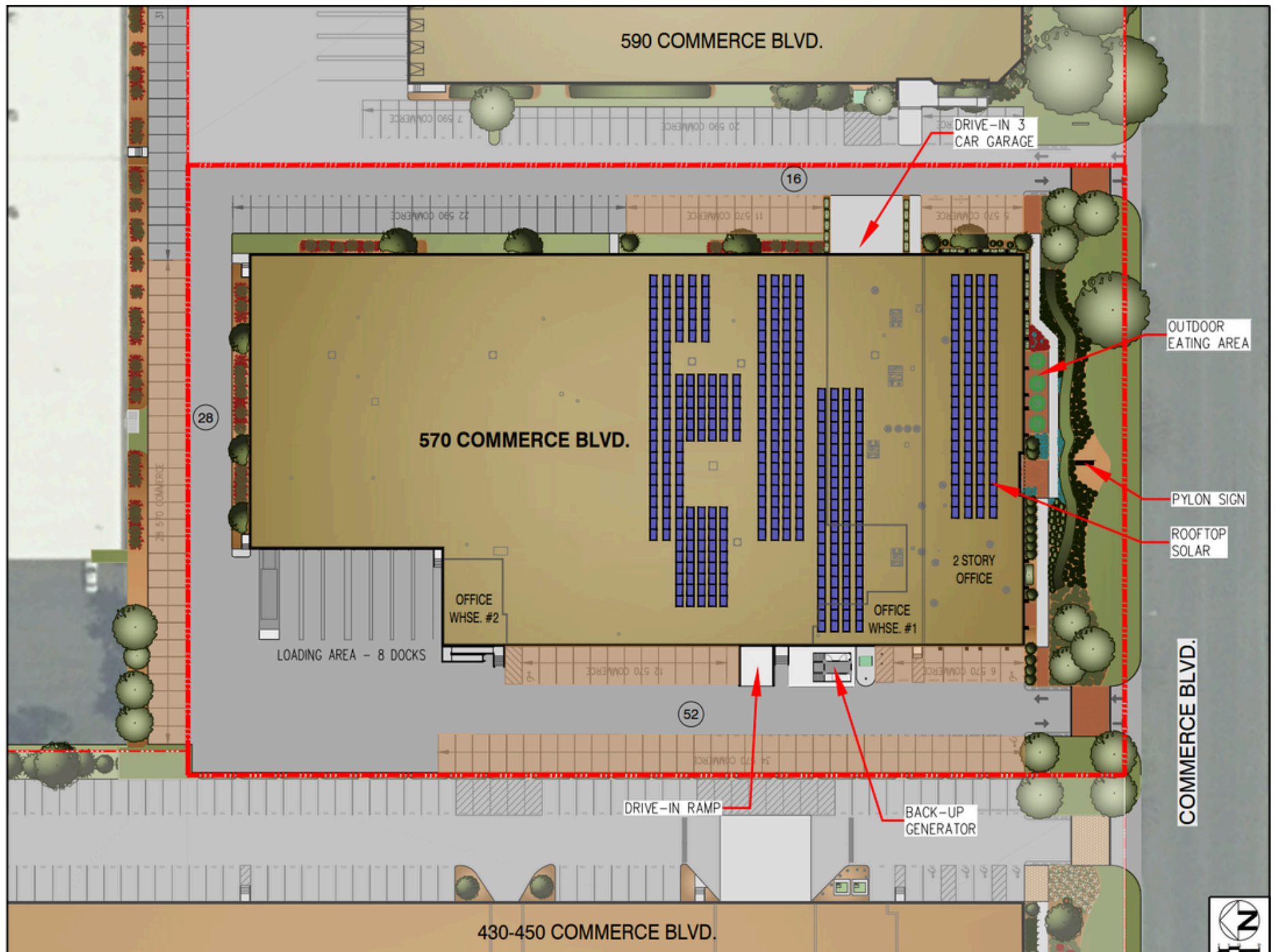


BUILDING FEATURES

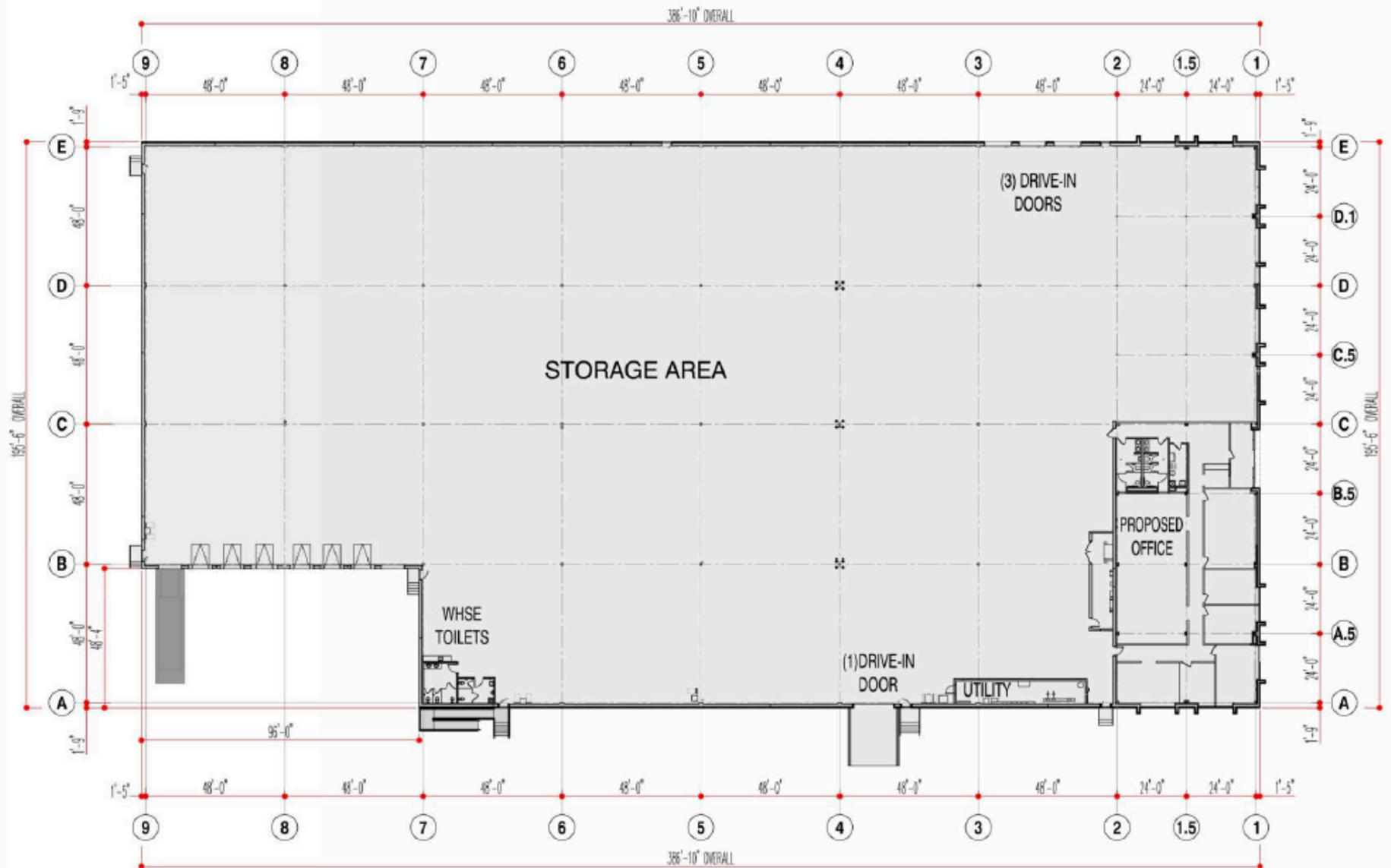
- 80,866 SF CORPORATE HEADQUARTERS INDUSTRIAL FACILITY
- EXCELLENT SITE CIRCULATION AND TRUCK LOADING
- 96 CAR PARKING SPACES WITH A 3 CAR EXECUTIVE PARKING GARAGE
- 8 LOADING DOCKS; 1 DRIVE-IN DOOR
- HEAVY POWER AVAILABLE
- 600 KV BACK-UP GENERATOR
- SPECIALIZED FIBRE ACCESS TO MAJOR METRO AND LONG 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

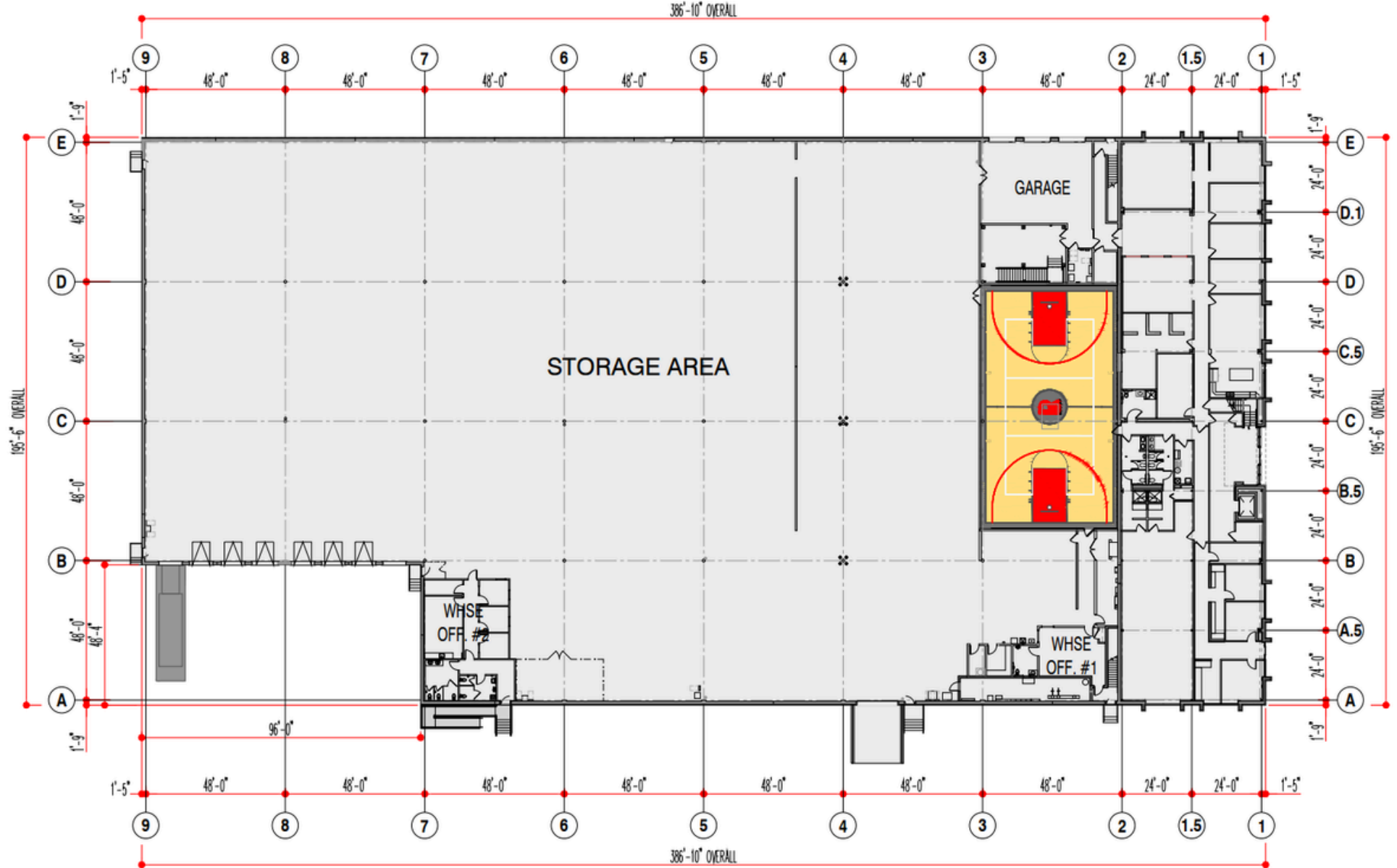


PROPOSED FLOOR PLAN



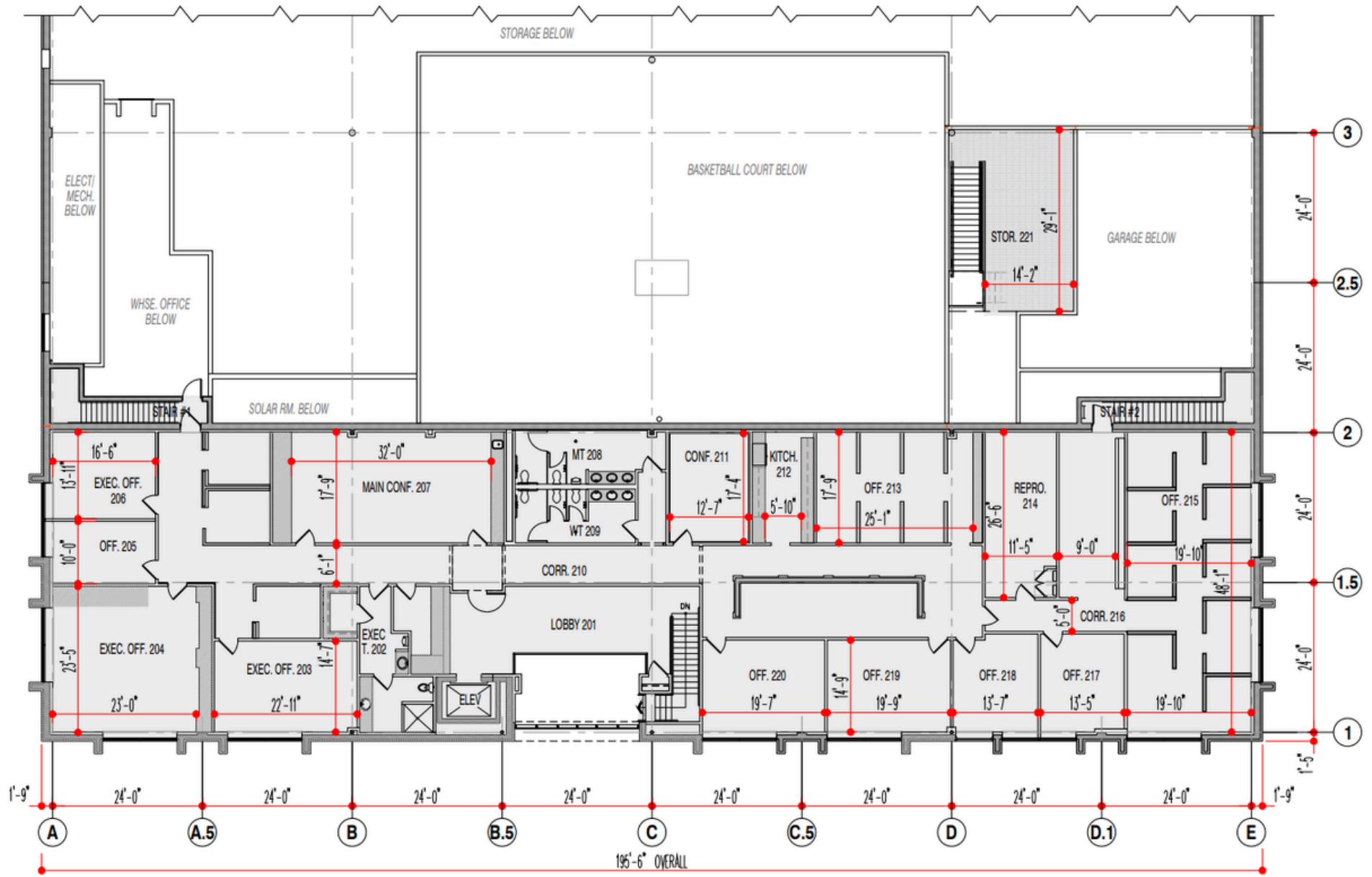
1 OVERALL GROUND FLOOR PLAN

EXISTING FLOOR PLAN



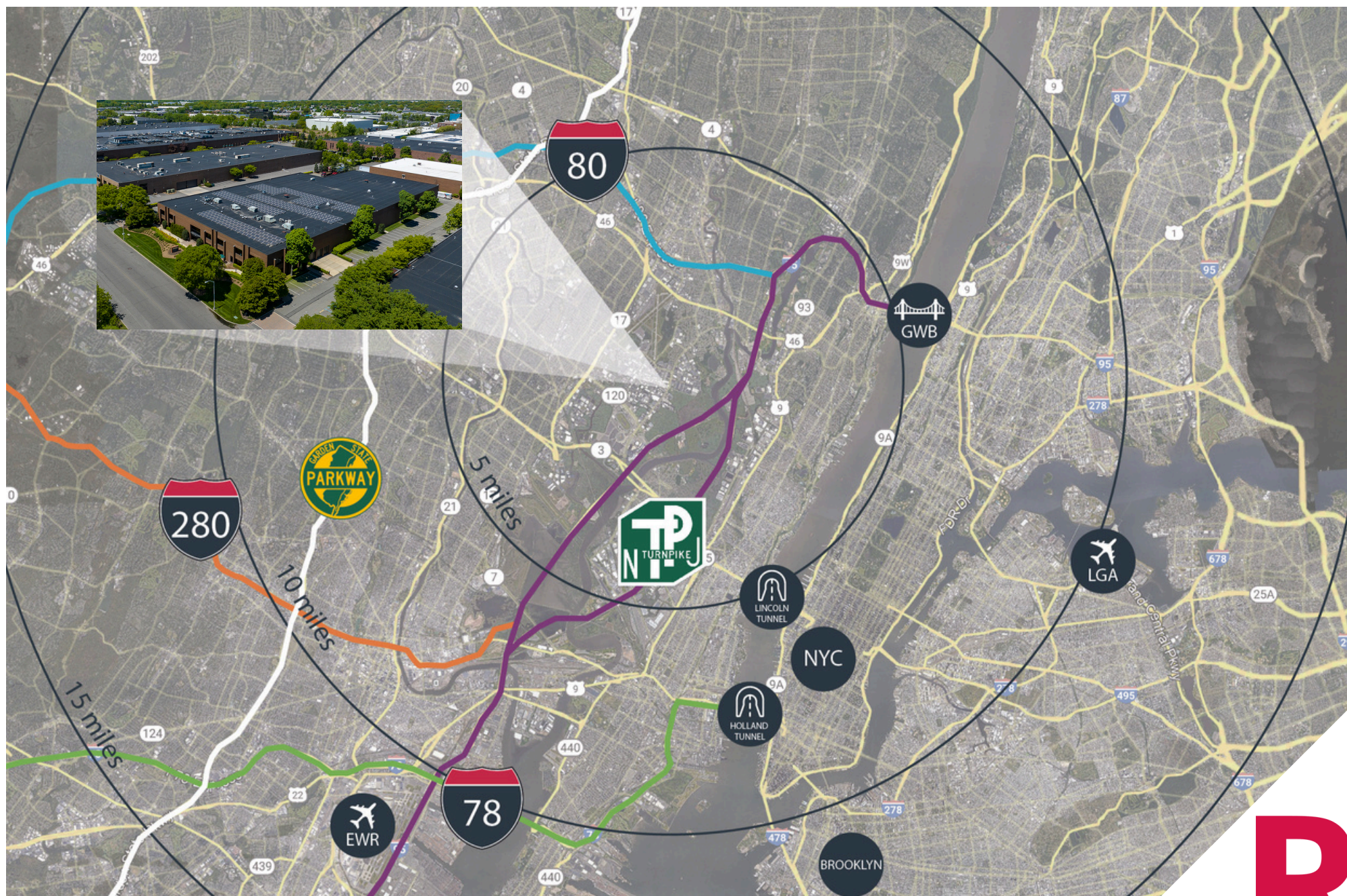
1 OVERALL GROUND FLOOR PLAN

EXISTING 2ND FLOOR PLAN



1 2ND FLOOR PLAN - MAIN OFFICE

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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