



# 60-Day Availability 37,942 Sq Ft Warehouse

40 Industrial Road, Berkeley Heights, NJ

# 40 INDUSTRIAL ROAD

## Property Highlights:



**Strategic Location:** Centrally situated in Berkeley Heights, providing excellent access to major highways and transportation corridors.



**Access and Loading:** Includes 4 tailboard docks and 1 drive-in door for streamlined shipping and receiving.



**Ready Availability:** Space can be delivered within 60 days, minimizing downtime for occupancy.



**Functional Design:** 17-20 foot clear ceilings, ideal for racking or light manufacturing.



**Flexible Space:** 37,942 SF available for warehousing, light industrial, or logistics needs.



**Location Advantage:** Positioned in the heart of New Jersey's industrial and commercial hub, providing easy access to regional and national markets.



**Versatility:** Suited for a wide range of industries, including distribution, e-commerce, and light manufacturing.

### PROPERTY OVERVIEW:

Address: **40 Industrial Road, Berkeley Heights, NJ 07922**

Block/Lot: **Block 1301 / Lot 15**

Actual Available Space: **37,942 square feet**

Ceiling Height: **17'-20' clear**

Dock Doors: **4 tailboard (2: 8'x10' | 2: 8'x8')**

Drive-in Door: **1 door (12'x11'9")**

Zoning:

[Light Industrial Zoning Map](#)

**FOR ADDITIONAL DETAILS OR TO SCHEDULE A PROPERTY TOUR, PLEASE CONTACT:**

**Corey Falkin | Phone: 908-358-4415 | Email: [cfalkin@thefalkingroup.com](mailto:cfalkin@thefalkingroup.com)**

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