

311 ROUTE 94

Columbia/Blairstown, NJ | **FOR SALE**

\$5,636,000 APPROVED LAND | BUILT TO SUIT OPTION \$135 PER FOOT

70,091 FLEX/WAREHOUSE



70,091 SF

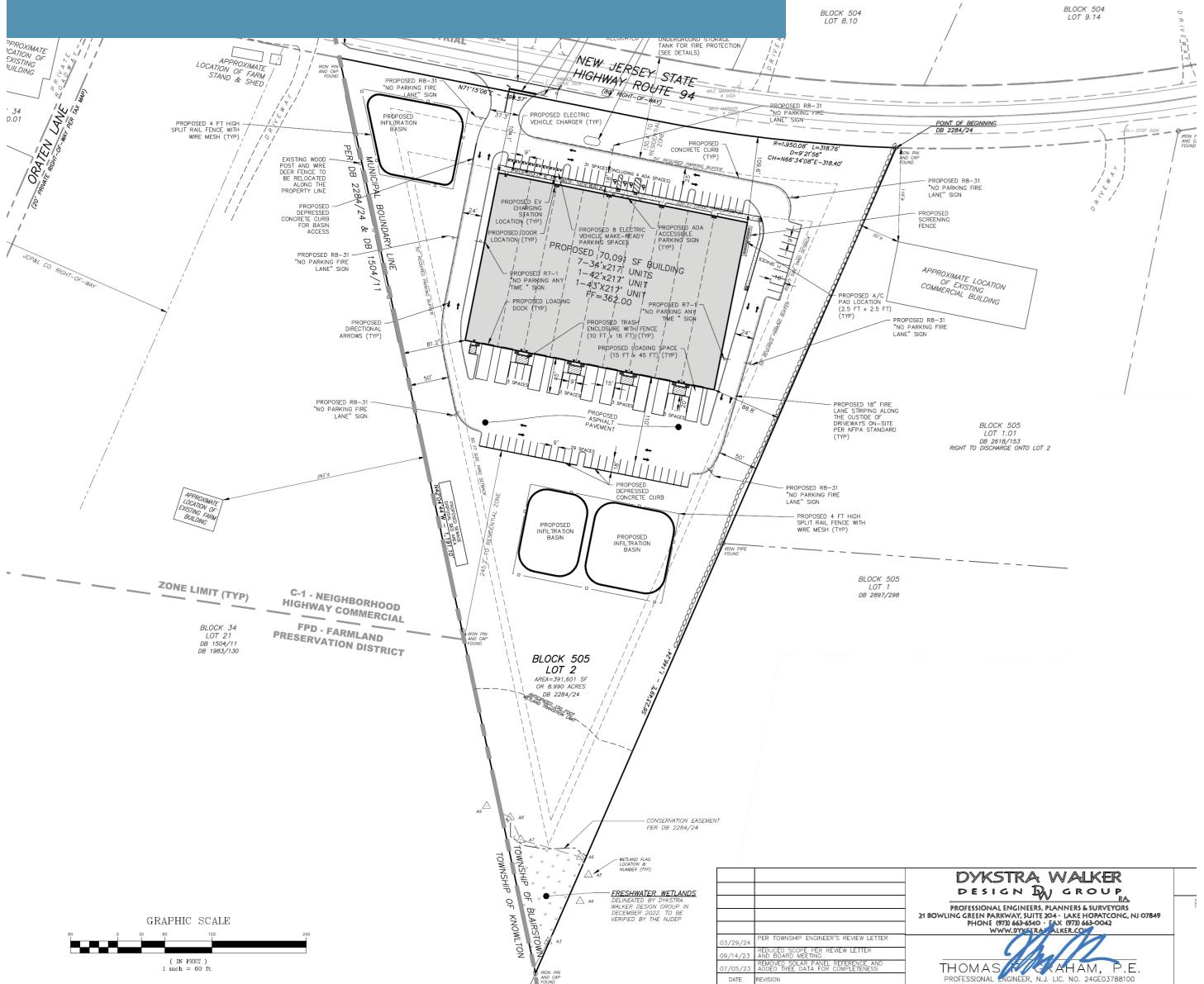


**CLASS A
WAREHOUSE**



**CLOSE PROXIMITY TO
ROUTES 80 & 46**

SITE PLAN



Building Specifications

| | |
|--------------------------|-----------------------------|
| Total Building SF | 70,091 SF |
| Office SF | 7,009 SF |
| Acreage | 9 Acres |
| Clear Height | 30' |
| Loading Docks | 9 |
| Car Parking | 91 Spaces, including 8 (EV) |
| Water & Sewer | Well and septic |

311 Route 94 | Columbia/Blairstown, NJ 07832

EXCLUSIVE FOR SALE

PROPERTY HIGHLIGHTS

- 5 miles to Route 80
- 10 miles to Delaware Water Gap
- Final site plan approvals 2024
- 9 loading docks, which could yield up to 9 tenants

PLEASE CLICK ON DROPBOX LINK BELOW FOR MORE DOCUMENTS

[DropBox Link](#)



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