

# 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**

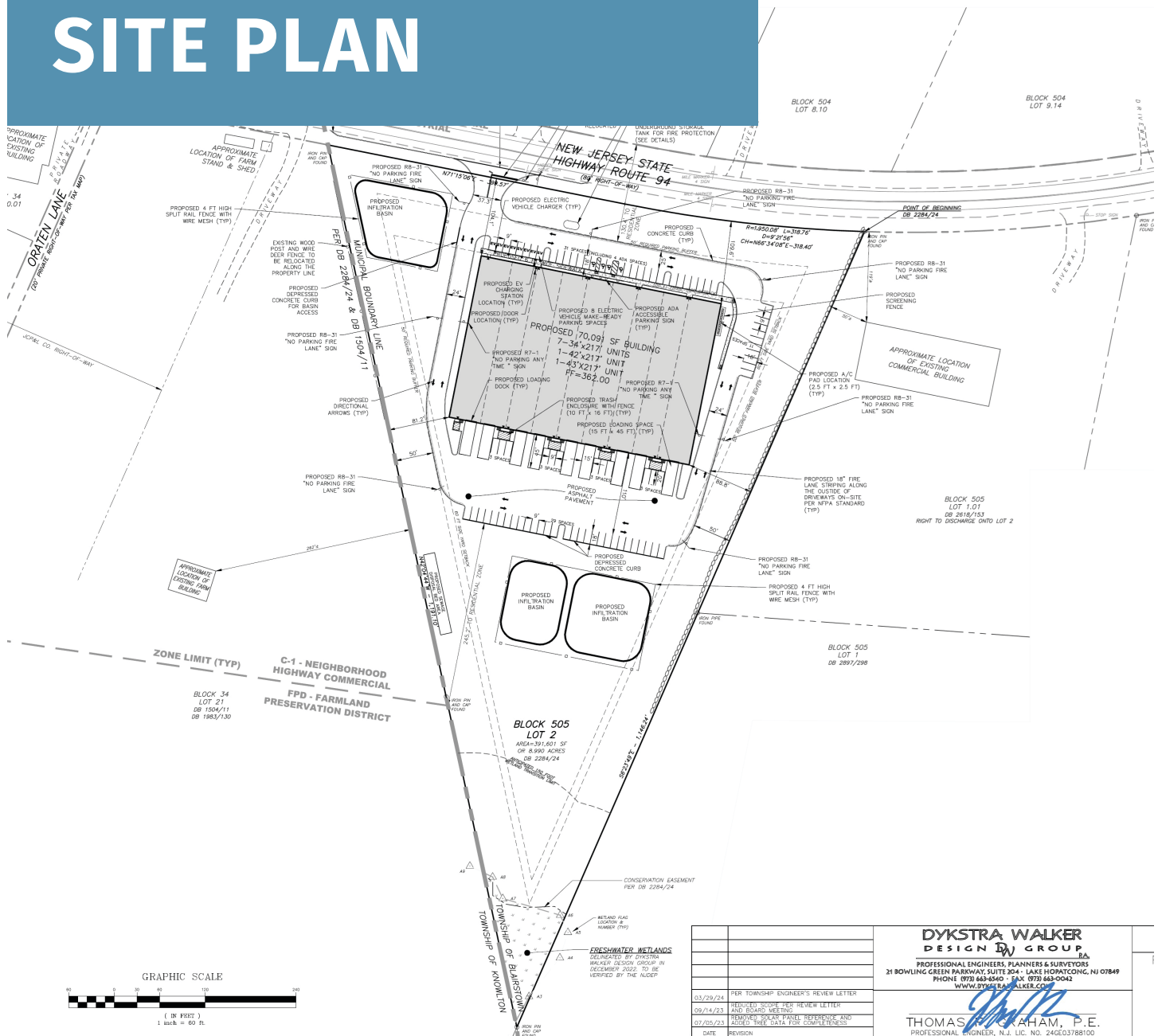


**CLASS A  
WAREHOUSE**



**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

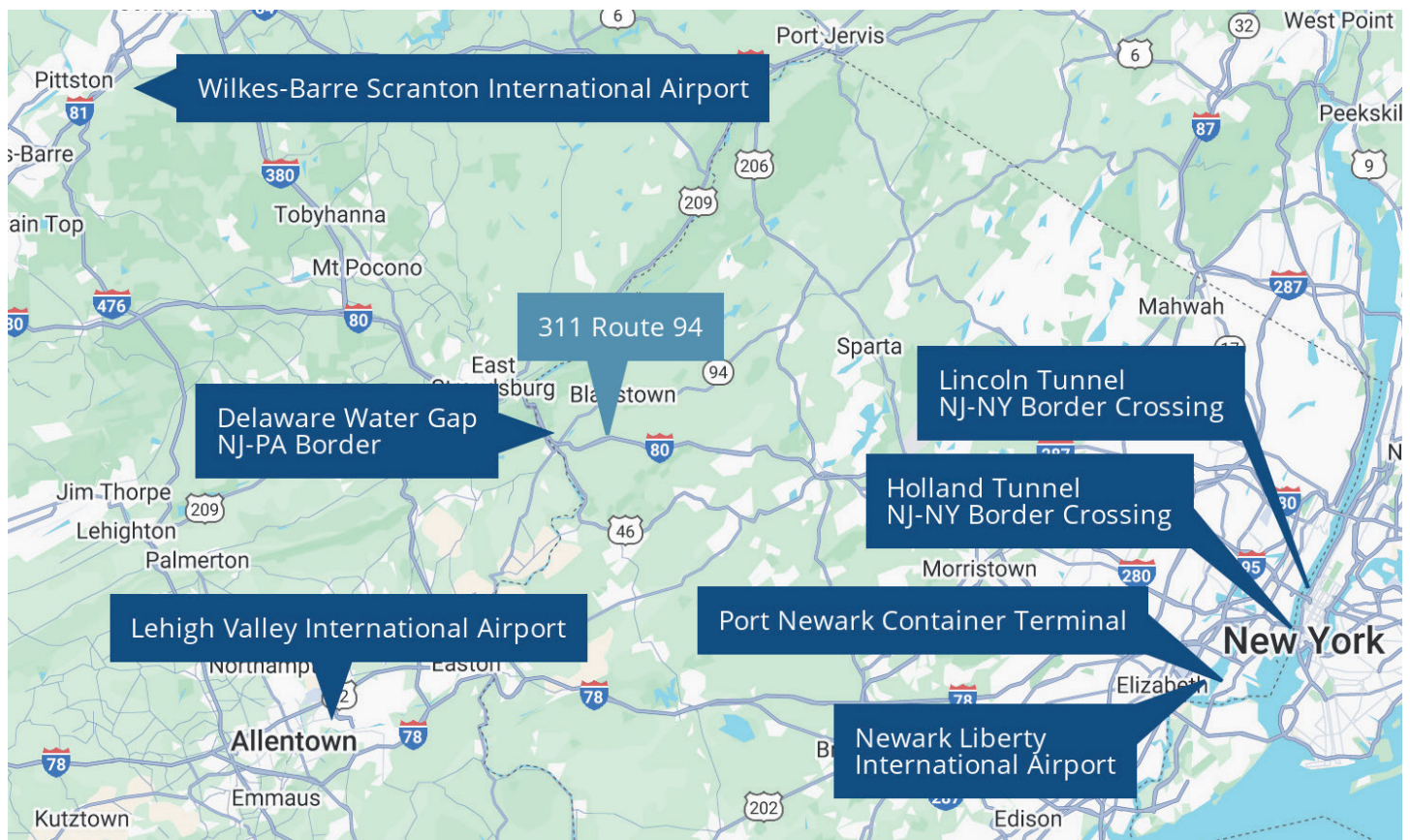
## EXCLUSIVE FOR SALE

### 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](#)



**MATT WEILHEIMER**  
Managing Director  
908.596.0700  
mweilheimer@kislakrealty.com



**JULIE GRALLA**  
Senior Vice President  
732.750.3000 x224  
jgralla@kislakrealty.com

The Kislak Company, Inc.  
100 Woodbridge Center Drive  
Woodbridge, NJ 07095  
732.750.3000 | kislakrealty.com