

305veteransblvd.com



109,855 SF

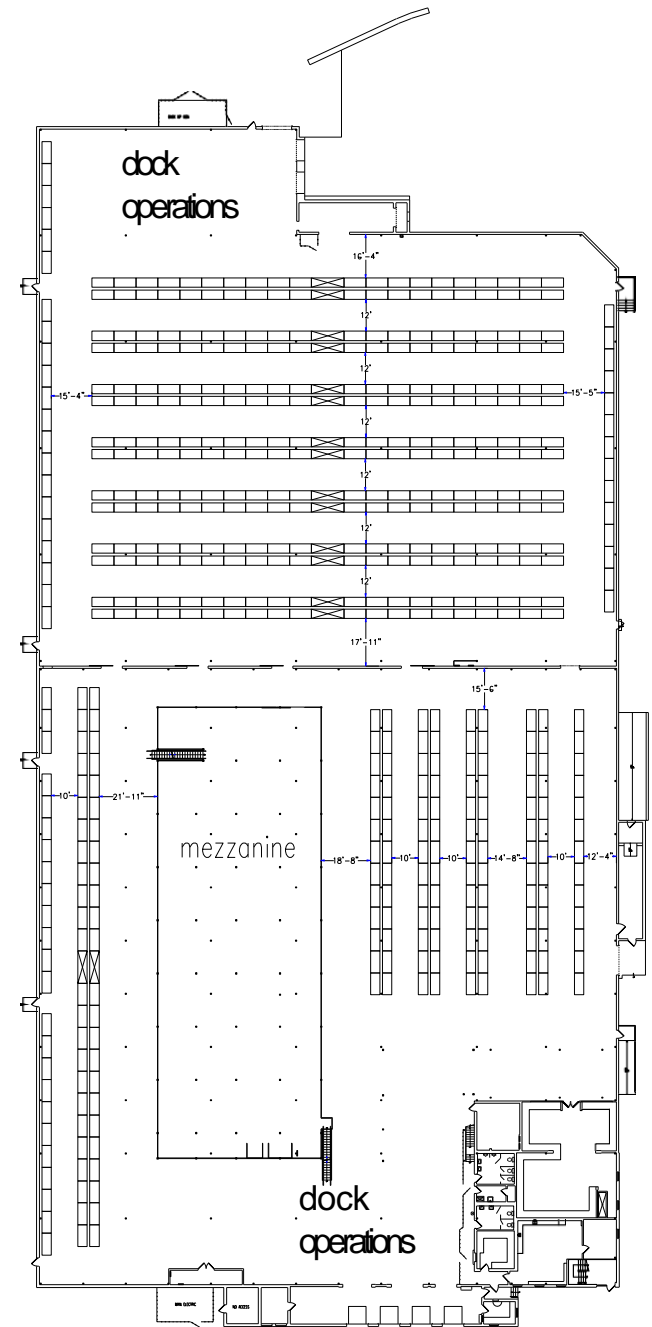
For Lease

305 Veterans Blvd Carlstadt, NJ



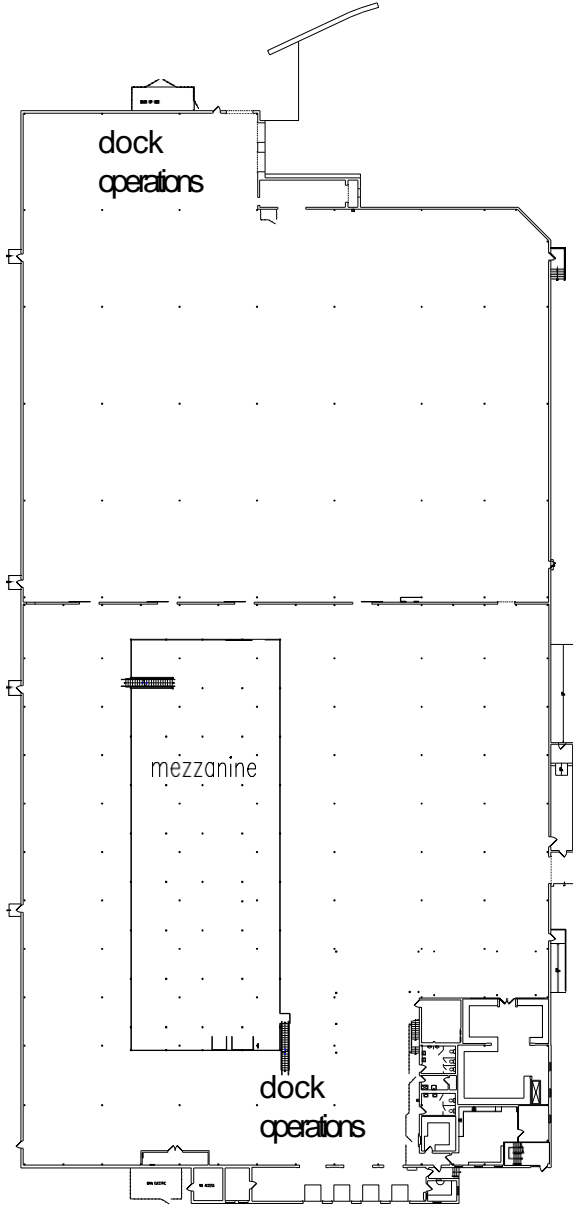
Property Specifications

| | |
|--------------------------------|--|
| Available Space | 109,855 SF |
| Office Space | 1st Floor: 3,600 SF of bathrooms, breakroom and storage/tool room 2nd Floor: 6,188 SF |
| Warehouse Mezzanine | 10,309 SF |
| Ceiling Height | 22'6" |
| Loading | 6 tailgates + 1 drive-in + 1 side platform + rear loading platform (additional loading or parking) |
| Column Spacing | Front warehouse: 32' x 20' on average for the front portion Rear warehouse : 40' x 32' on average for the rear portion |
| Power | 800 amps |
| Parking | +/-78 parking spaces |
| Above Avg. Improvements | Full building generator |
| Recent Upgrades | Updated warehouse floor, new rubber membrane roof with 20 year warranty, newly paved lot, new dock packages, motorized dock doors, hydraulic levelers, LED warehouse lights, updated offices, etc. |
| Notes | Cross dock loading capability and warehouse 60% air-conditioned |

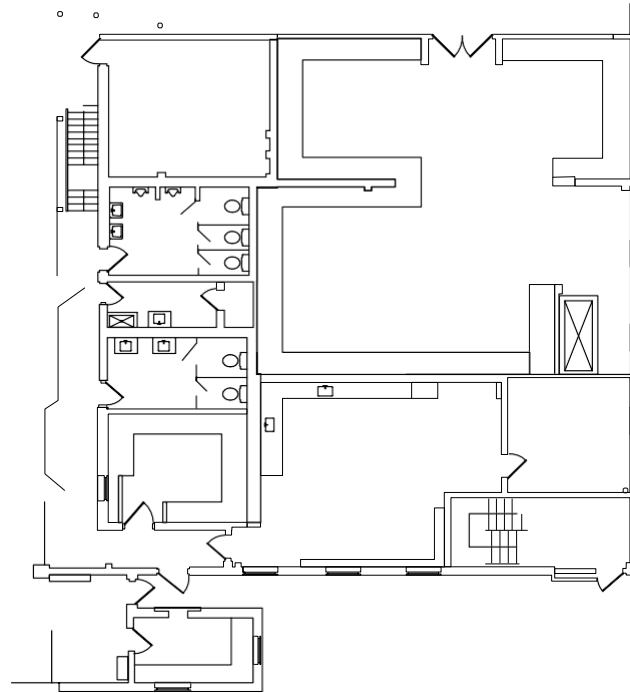


Conceptual Racking Plan (3,050 pallets at 3 level)

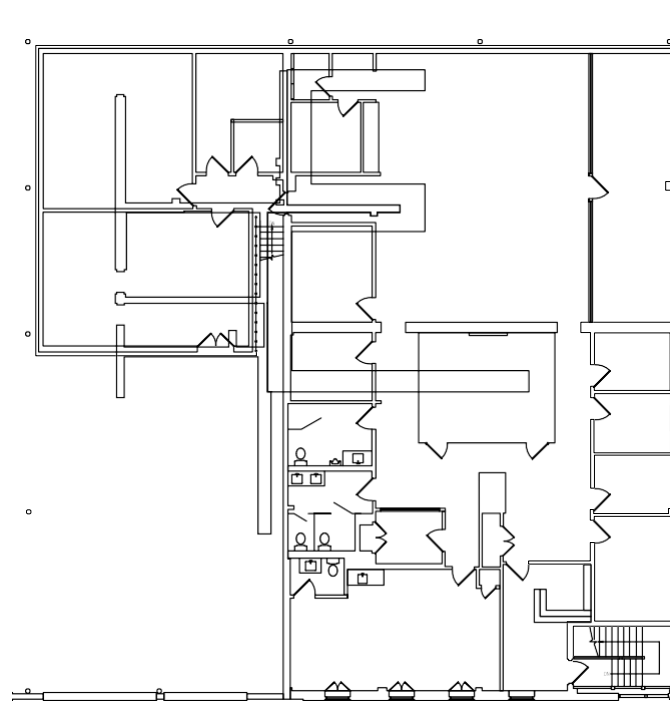
Floor Plans



1st Floor Plan

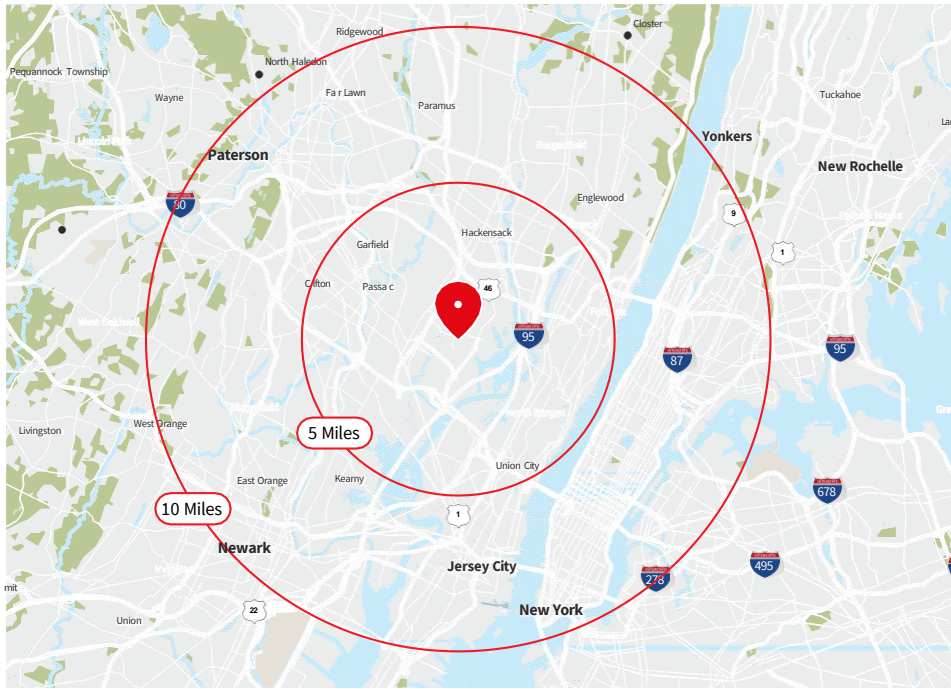


1st Floor Office Plan



2nd Floor Office Plan

Map / Aerial



Key Distances

Route 17: 2.1 Miles

Teterboro Airport: 3.4 Miles

Route 3: 4.0 Miles

Route 21: 5.3 Miles

Interstate 95 / NJ Turnpike: 6.2 Miles

Lincoln Tunnel: 7.2 Miles

George Washington Bridge: 7.8 Miles

Newark Airport: 13.6 Miles

Interstate 80: 13.7 Miles

Port Newark/Elizabeth: 14.3 Miles

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