



19 VREELAND ROAD
FLORHAM PARK, NEW JERSEY

136,714 SF | FOR LEASE

NEW CONSTRUCTION • DELIVERING Q2 2025

10W

KEY ADVANTAGES



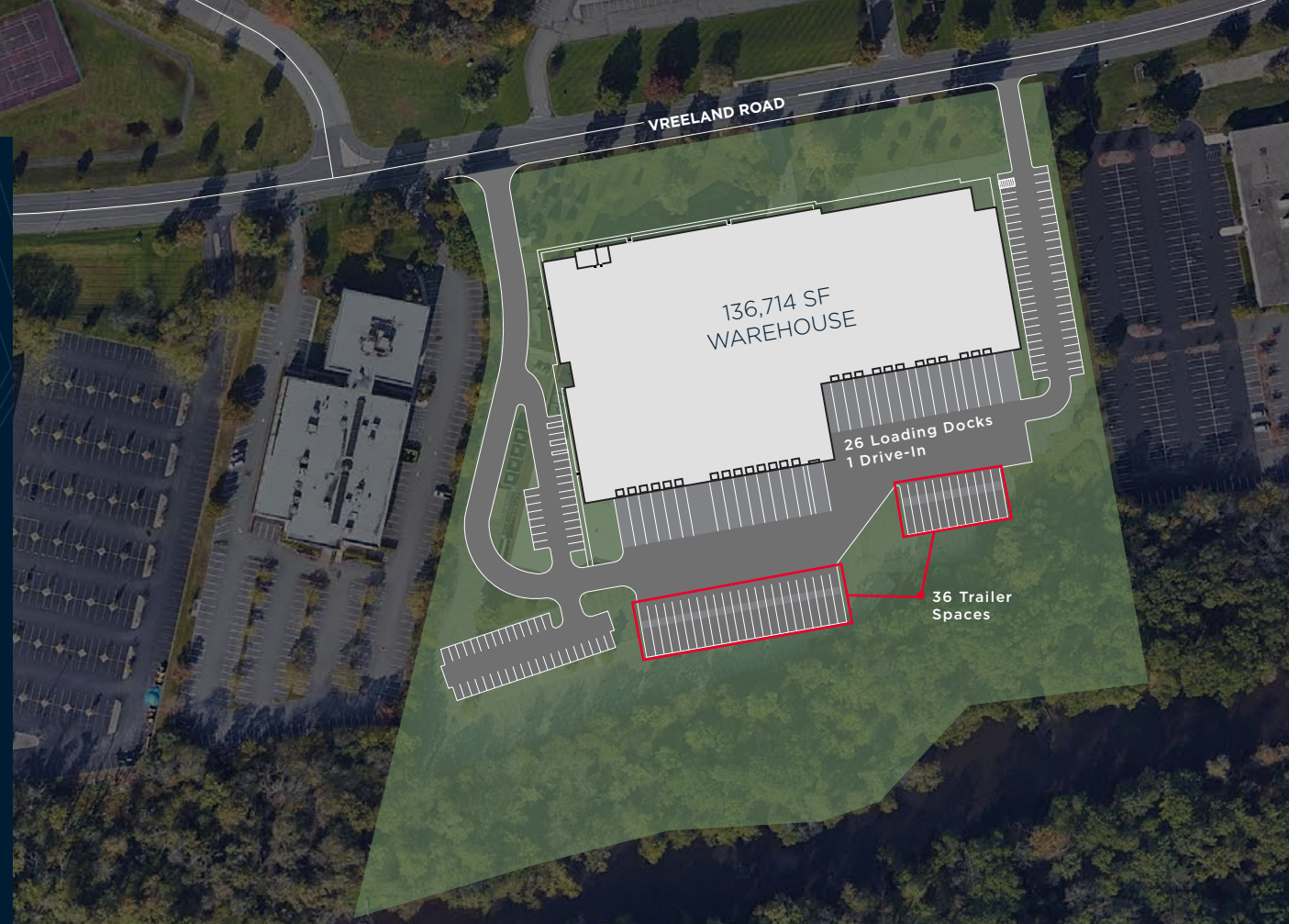
ABUNDANT TRAILER PARKING



DISTRIBUTION USE ALLOWED



BRAND NEW CONSTRUCTION



BUILDING FEATURES

WAREHOUSE 136,714 SF

Additional Mezzanine can be built to a total of 155,000 SF

OFFICE To Suit

ACREAGE 14.45 Acres

DELIVERY Q2 2025

LOADING 26 Loading Docks
1 Drive-In

CEILING 36' Clear Height

PARKING 108 Car Spaces
36 Trailer Spaces

SPRINKLER ESRF

COLUMN SPACING 50' x 54'

LIGHTING LED

POWER 2,000 amps. 480/277 volt,
3 phase, 4 wire service (Ability to increase to 7,000 amps)

DIVISIBLE 47,798-136,714 SF

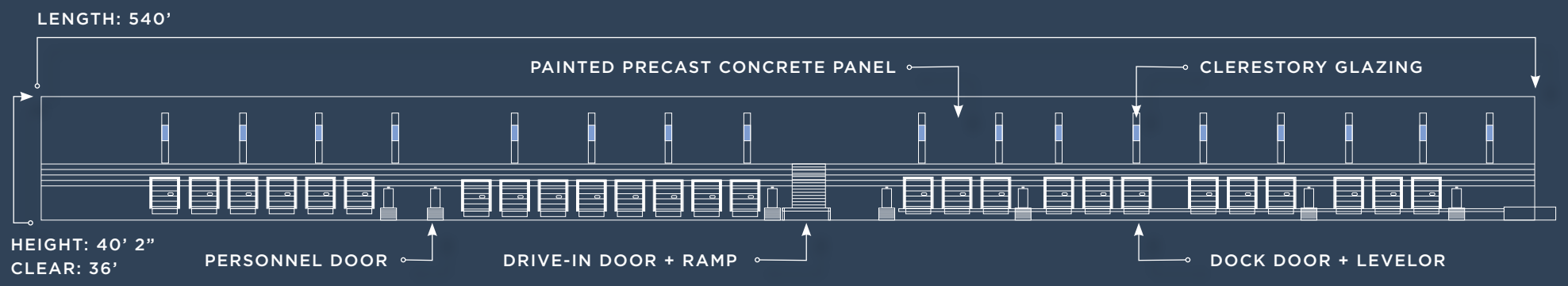
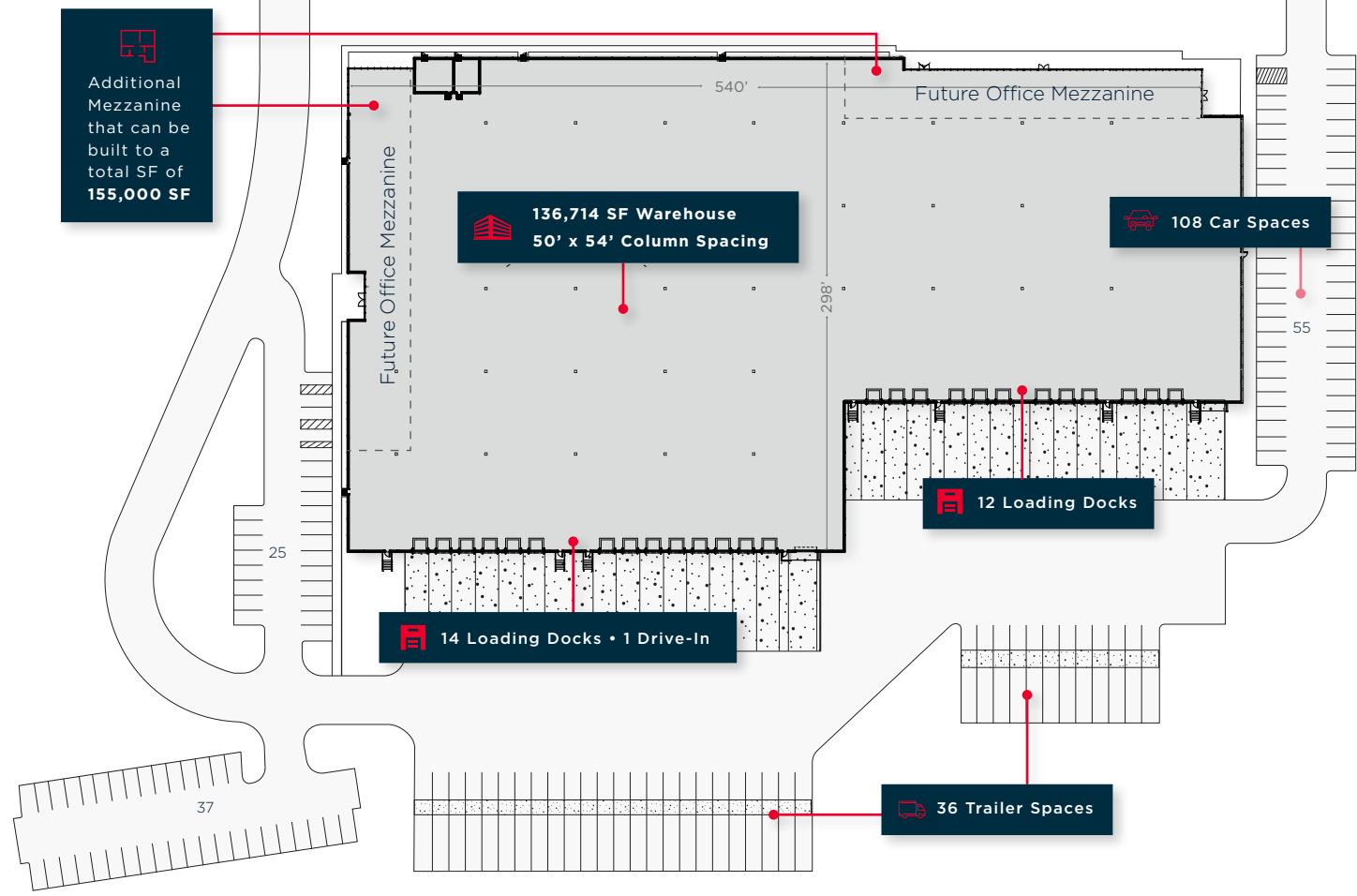


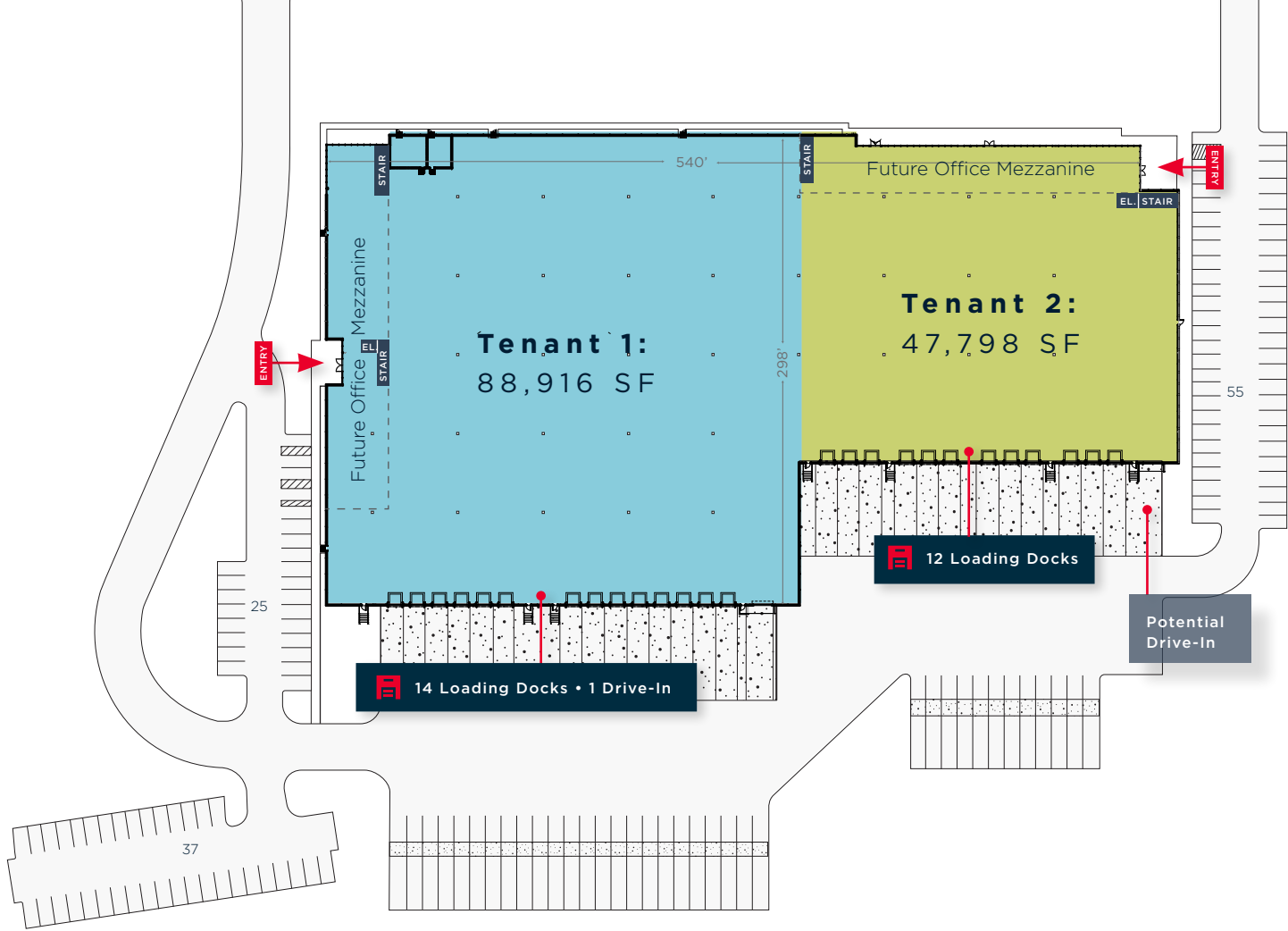
136,714 SF WAREHOUSE

26
LOADING DOCKS

1
DRIVE-IN

36'
CLEAR HEIGHT





DIVISION OPTION

TENANT 1:

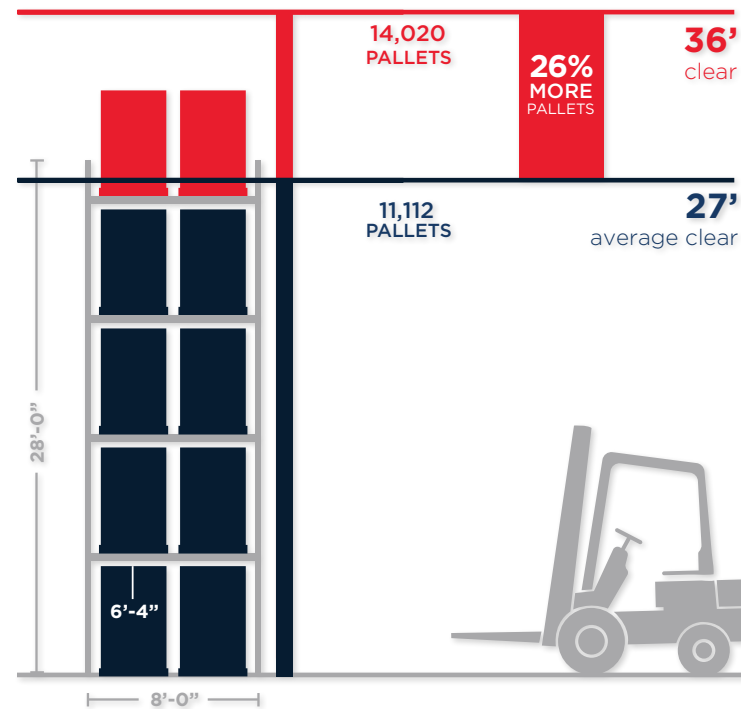
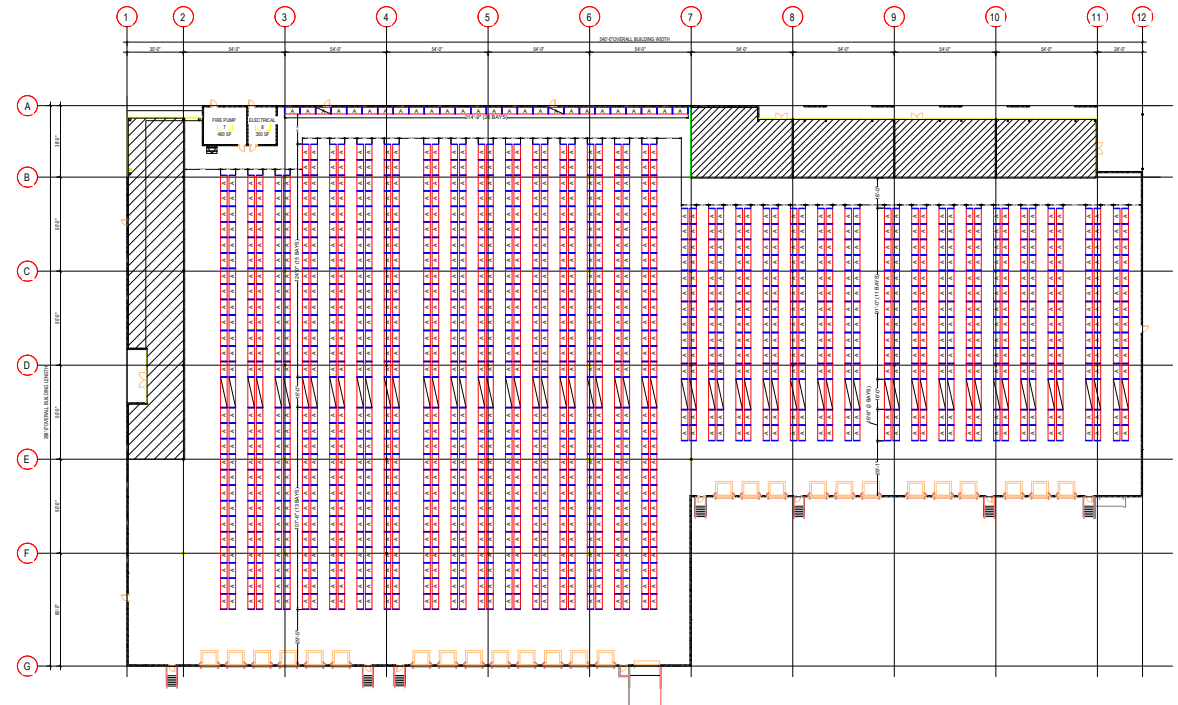
- 88,916 SF
- 14 Loading Docks
- 1 Drive-In
- Future Mezzanine: 6,025 SF

TENANT 2:

- 47,798 SF
- 12 Loading Docks
- Future Mezzanine: 9,546 SF
- Potential Drive-In

19W

RACKING PLAN + PALLET CAPACITY



VNA
ELEVATION
VIEW





25 MINUTES
TO NEWARK AIRPORT



30 MINUTES
TO PORT OF NEWARK



1 HOUR
TO MIDTOWN NYC



HIGHWAY CONNECTIVITY

I-280	5.2 mi
I-287	5.5 mi
GARDEN STATE PARKWAY	10.7 mi
NEWARK INT'L AIRPORT	15.8 mi
NJ TURNPIKE	15.9 mi
PORT OF NEWARK	17.7 mi





2,618,680
2023 TOTAL POPULATION



\$138,377
2023 AVG HOUSEHOLD INCOME



936,640
2023 TOTAL HOUSEHOLDS



39.1
2023 MEDIAN AGE

EMPLOYMENT

2,584,887
2023 TOTAL DAYTIME POPULATION

3,658.8
2023 DAYTIME POP DENSITY (POP/SQ MI)

49%
2023 DAYTIME POPULATION: WORKERS

89,358
2023 TOTAL (SIC01-99) BUSINESSES

51%
2023 DAYTIME POPULATION: RESIDENTS

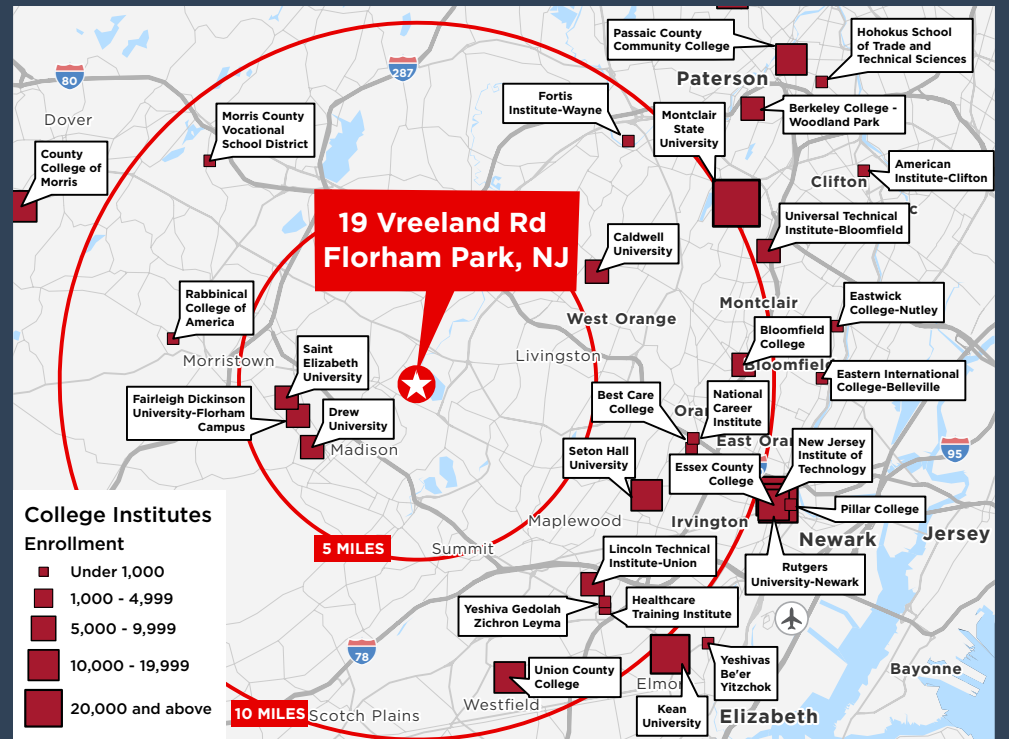
1,195,843
2023 TOTAL (SIC01-99) EMPLOYEES

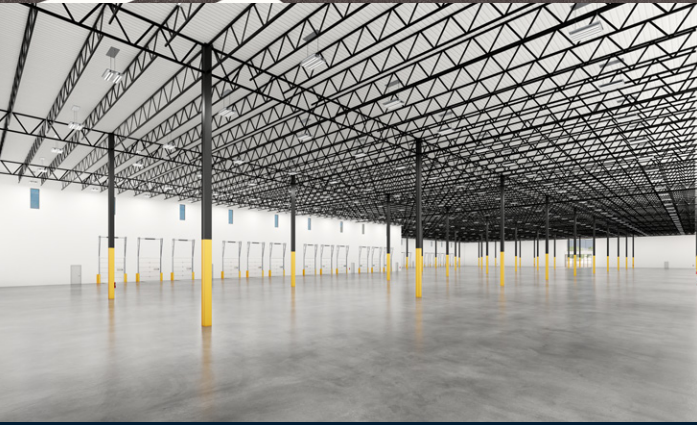
KEY DEMOGRAPHICS

RADIUS OF 15 MILES

HIGHER EDUCATION + UNIVERSITIES:

Tapping into the educated upcoming workforce.





THE STRO COMPANIES
CREATING VALUE

KRE
Kushner Real Estate Group

CUSHMAN & WAKEFIELD

VIRTUAL TOUR



19VREELAND.COM



CONSTRUCTION
PROGRESS



CONTACT US

Bill Waxman, SIOR

Vice Chair

+1 201 394 9989

bill.waxman@cushwake.com

Morgan Nitti

Director

+1 908 377 5327

morgan.nitti@cushwake.com

Jeff Volpi

Director

+1 201 736 8381

jeff.volpi@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

