



**Kingsland Logistics Center I**

**Kingsland Logistics Center II**



## Kingsland Logistics Center II

125 Kingsland Ave, Clifton, New Jersey 07014

68,015 sq. ft. building has 13,614 sq. ft. of Industrial/Flex space available for lease consisting of 9,689 sq. ft. warehouse, 3,925 sq. ft. office (1,525 sq. ft. office on the first floor & 2,400 sq. ft. mezzanine office space on the second floor), two (2) tailgates, one (1) drive-in, and 22' clear ceilings. The space offers gas heat and air conditioned offices with sprinkler (100% wet) and fire/burglar alarms installed. Ample Parking.

**Specifications**

**13,614 sq. ft.**  
AVAILABLE

**3,925 sq. ft.**  
OFFICE

**2**  
TAILGATES

**1**  
DRIVE-IN

**22' Clear**  
CEILING HEIGHT

**Sprinklers**  
WET SYSTEM

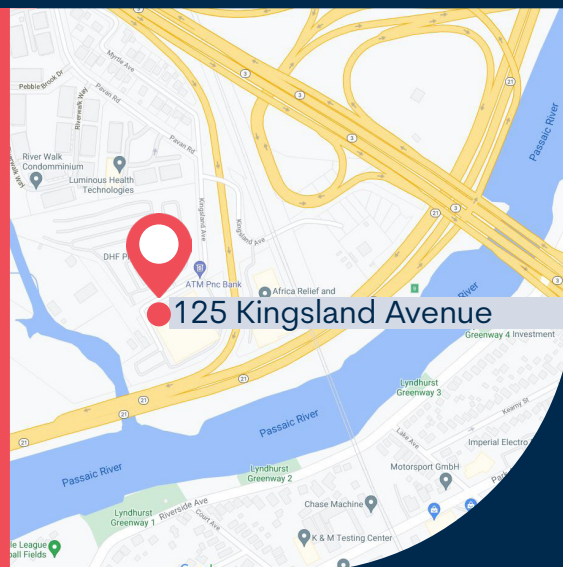
**68,015 sq. ft. Building**

**10 Miles to New York City**

**Immediate access to  
Route 3 and Route 21**

**Ample Parking**

**Outside NJSEA jurisdiction**





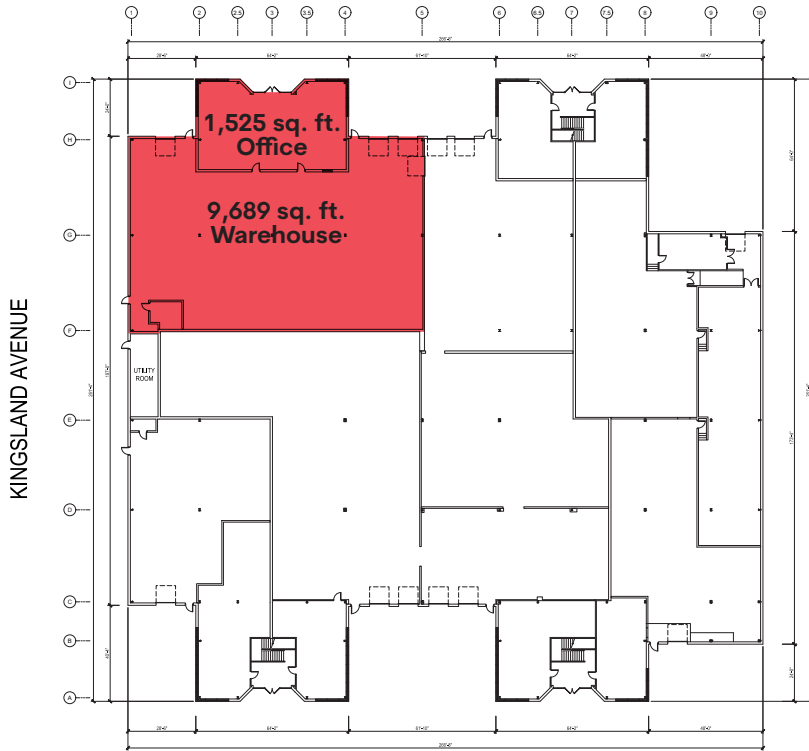


# Kingsland Logistics Center II

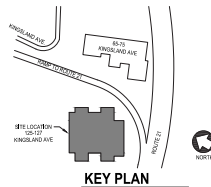
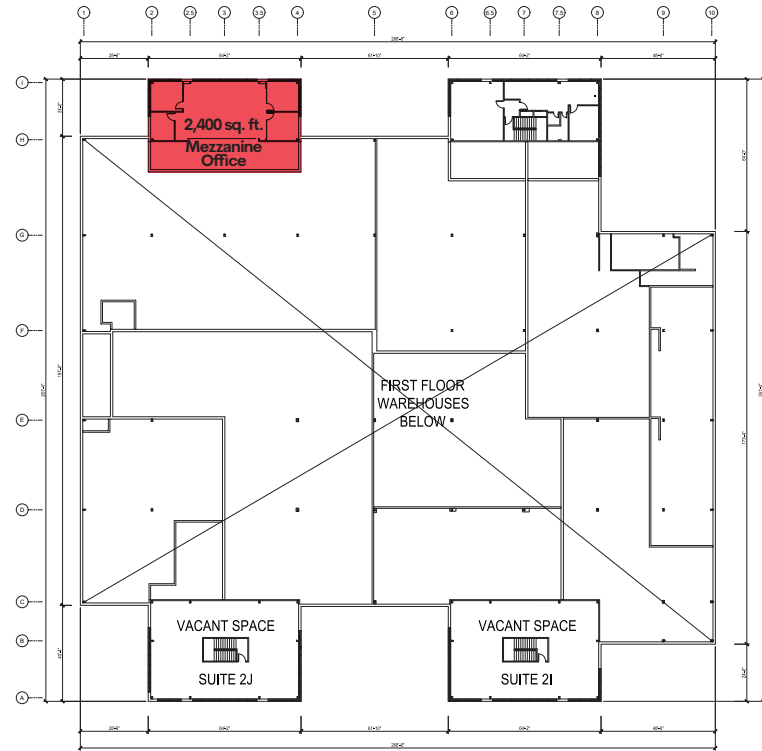
125 Kingsland Ave, Clifton, New Jersey 07014

## Floor Plan

### 1st Floor Plan



### 2nd Floor Plan



#### SITE AREA

In Sq. Ft.	68,015 sq. ft.
In Acres	3.63 AC

#### AVAILABLE SPACE

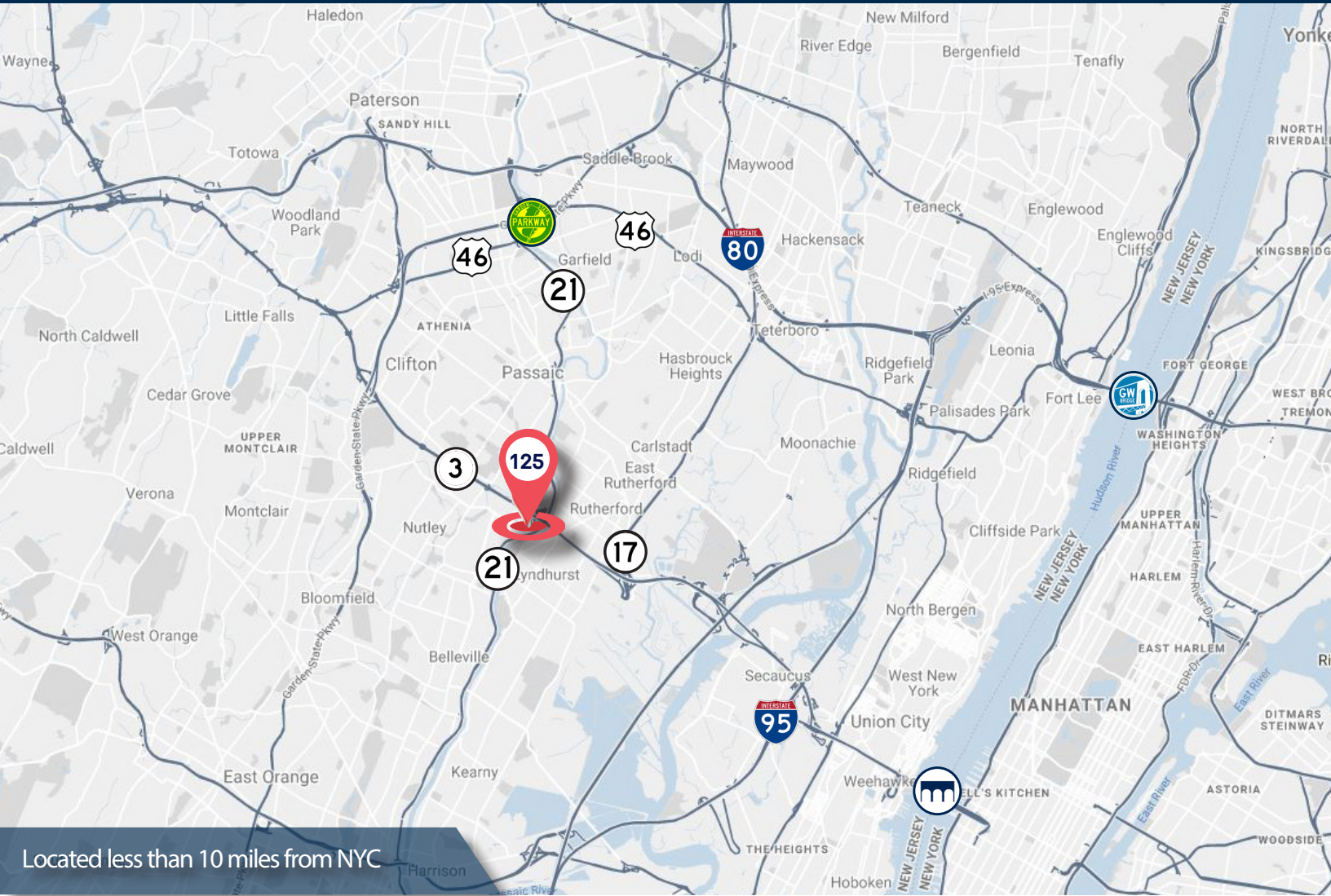
Office	3,925 sq. ft.
1st Fl Office:	1,525 sq. ft.
2nd Fl Office:	2,400 sq. ft.
Warehouse	9,689 sq. ft.
<b>TOTAL AVAILABLE:</b>	<b>13,614 sq. ft.</b>



# Kingsland Logistics Center II

125 Kingsland Ave, Clifton, New Jersey 07014

## Regional Map



Located less than 10 miles from NYC

## Contacts



**Andrew Somple, SIOR**  
201 488 5800 x151  
asomple@naihanson.com

**Jessica Curry**  
201 488 5800 x199  
jcurry@naihanson.com



## Brookfield Properties

**Kyle McGrady**  
201 514 1985  
kyle.mcgrady@brookfieldproperties.com

**Ivan Bushka**  
201 514 1991  
ivan.bushka@brookfieldproperties.com