



**CBRE**

**±45,000-118,808 SF**

WAREHOUSE/LIGHT INDUSTRIAL FACILITY

[russocorporatepark.com](http://russocorporatepark.com)

**400**

**COMMERCE  
BOULEVARD**

Carlstadt | New Jersey

**R**  
RUSSO  
DEVELOPMENT



# UNIT FEATURES



**118,808 SF WAREHOUSE/LIGHT INDUSTRIAL FACILITY**



**ABILITY TO DEMISE**



**NEW LED LIGHTING INSTALLED**



**7 MILES FROM THE GEORGE WASHINGTON BRIDGE AND LINCOLN TUNNEL**



**FULL BUILDING BACK-UP POWER AVAILABLE**



**CLOSE PROXIMITY TO NJ TURNPIKE, I-80, AND ROUTES 17, 3, & 46**



**22' CLEAR HEIGHT**



**LOCATED WITHIN THE 1.6 MILLION SQUARE FOOT RUSSO BUSINESS CAMPUS. HIGH-PROFILE, PROFESSIONAL BUSINESS PARK SETTING**



**12 TOTAL LOADING DOCKS (WITH ABILITY TO ADD 6 ADDITIONAL DOCKS)**



**NEWLY INSTALLED ESFR SPRINKLER SYSTEM**





TAKE A VIRTUAL TOUR OF THE AVAILABLE SPACE

UNIT "B" - 12 LOADING DOCKS

ABILITY TO ADD 6  
ADDITIONAL DOCKS

UNIT B - (AVAILABLE)

**118,808 SF**

UNIT B  
2 STORY  
OFFICE



UNIT A - (LEASED)

UNIT A  
PROPOSED  
GROUND FLOOR  
OFFICE

COMMON AREA

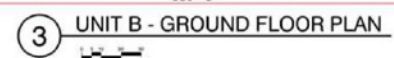
COMMERCE BOULEVARD

**SITE PLAN**



# SPECIFICATIONS

|                               |  |
|-------------------------------|--|
| <b>TOTAL BUILDING AREA:</b>   | 246,108 SF                               |
| <b>TOTAL SPACE AVAILABLE:</b> | 118,808 SF (DIVISIBLE)                   |
| <b>WAREHOUSE:</b>             | 92,939 SF                                |
| <b>FIRST FLOOR OFFICE:</b>    | 17,728 SF                                |
| <b>SECOND FLOOR OFFICE:</b>   | 3,236 SF                                 |
| <b>WAREHOUSE OFFICE:</b>      | 1,783 SF                                 |
| <b>SECOND FLOOR STORAGE:</b>  | 2,742 SF                                 |
| <b>ZONING:</b>                | LIGHT INDUSTRIAL AND DISTRIBUTION ZONE A |
| <b>COLUMN SPACING:</b>        | 48" X 48"                                |
| <b>CLEAR INTERIOR HEIGHT:</b> | 22' CLEAR                                |
| <b>ELECTRICAL:</b>            | UP TO 2,000 AMPS                         |
| <b>PARKING:</b>               | 130 SPACES                               |
| <b>LOADING DOCKS:</b>         | 12 (6 ADDITIONAL DOCKS CAN BE BUILT)     |
| <b>ADDITIONAL PARKING:</b>    | UP TO 4 ACRES AVAILABLE IN ADJACENT LOT  |



# FLOOR PLAN





# REGIONAL MAP

## REGIONAL DEMOGRAPHICS



**3,113,649**  
Total Population\*



**1,601,529**  
Employed Civilian  
Population\*



**22.5%**  
w/High School  
Diploma



**26.8%**  
w/Bachelor's Degree

\*Current year estimate. ©2024 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri | ProjectID:1446547

JFK  
AIRPORT







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