



19 VREELAND ROAD  
FLORHAM PARK, NEW JERSEY

94,714 SF | FOR LEASE

NEW CONSTRUCTION • DELIVERING Q2 2025

LOW

## KEY ADVANTAGES



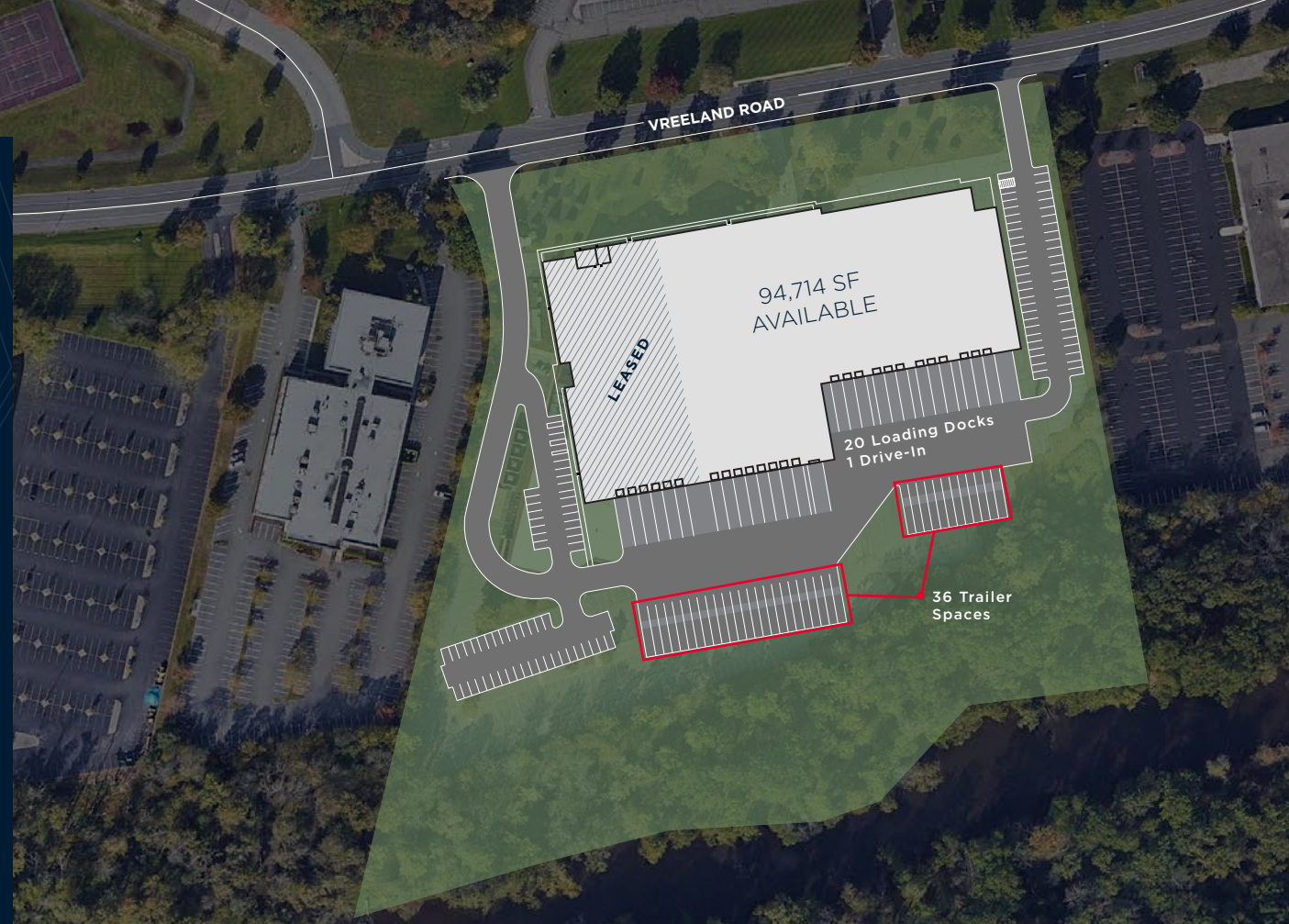
ABUNDANT TRAILER  
PARKING



DISTRIBUTION USE  
ALLOWED



BRAND NEW  
CONSTRUCTION



## BUILDING FEATURES

WAREHOUSE 94,714 SF Available

OFFICE To Suit

ACREAGE 14.45 Acres

DELIVERY Q2 2025

LOADING 20 Loading Docks  
1 Drive-In

CEILING 36' Clear Height

PARKING 63 Car Spaces  
36 Trailer Spaces

SPRINKLER ESFR

COLUMN  
SPACING 50' x 54'

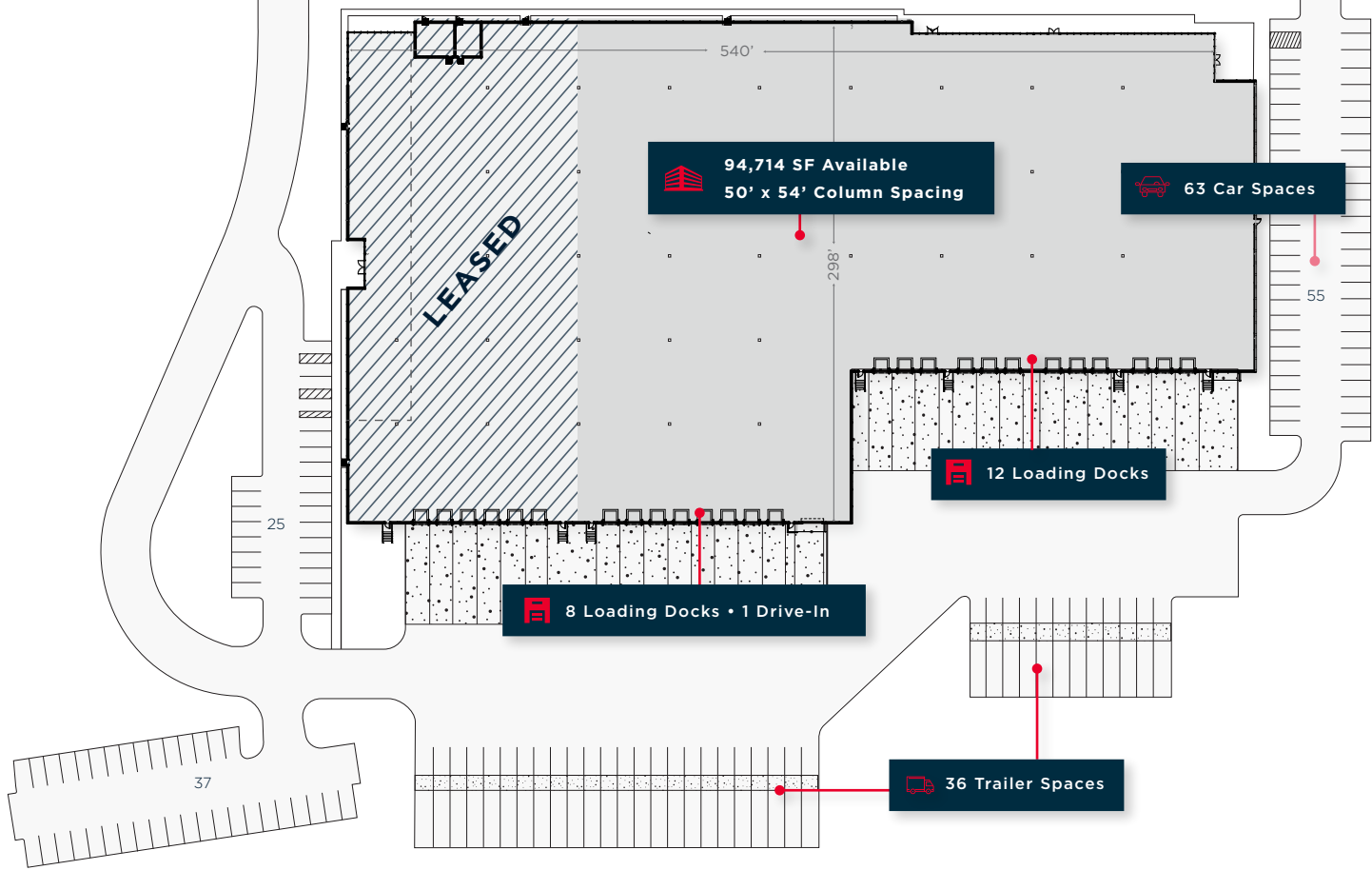
LIGHTING LED

POWER 2,000 amps total

DIVISIBLE 46,916 - 94,714 SF



VREELAND ROAD ↑

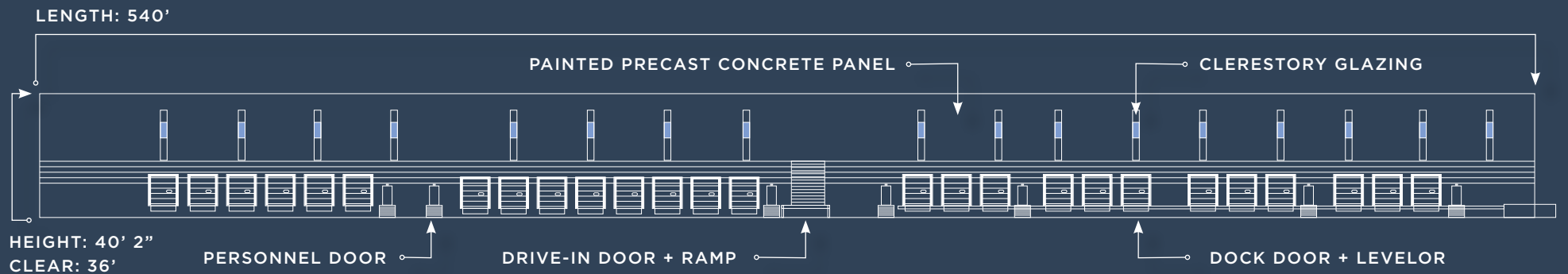


# 94,714 SF WAREHOUSE

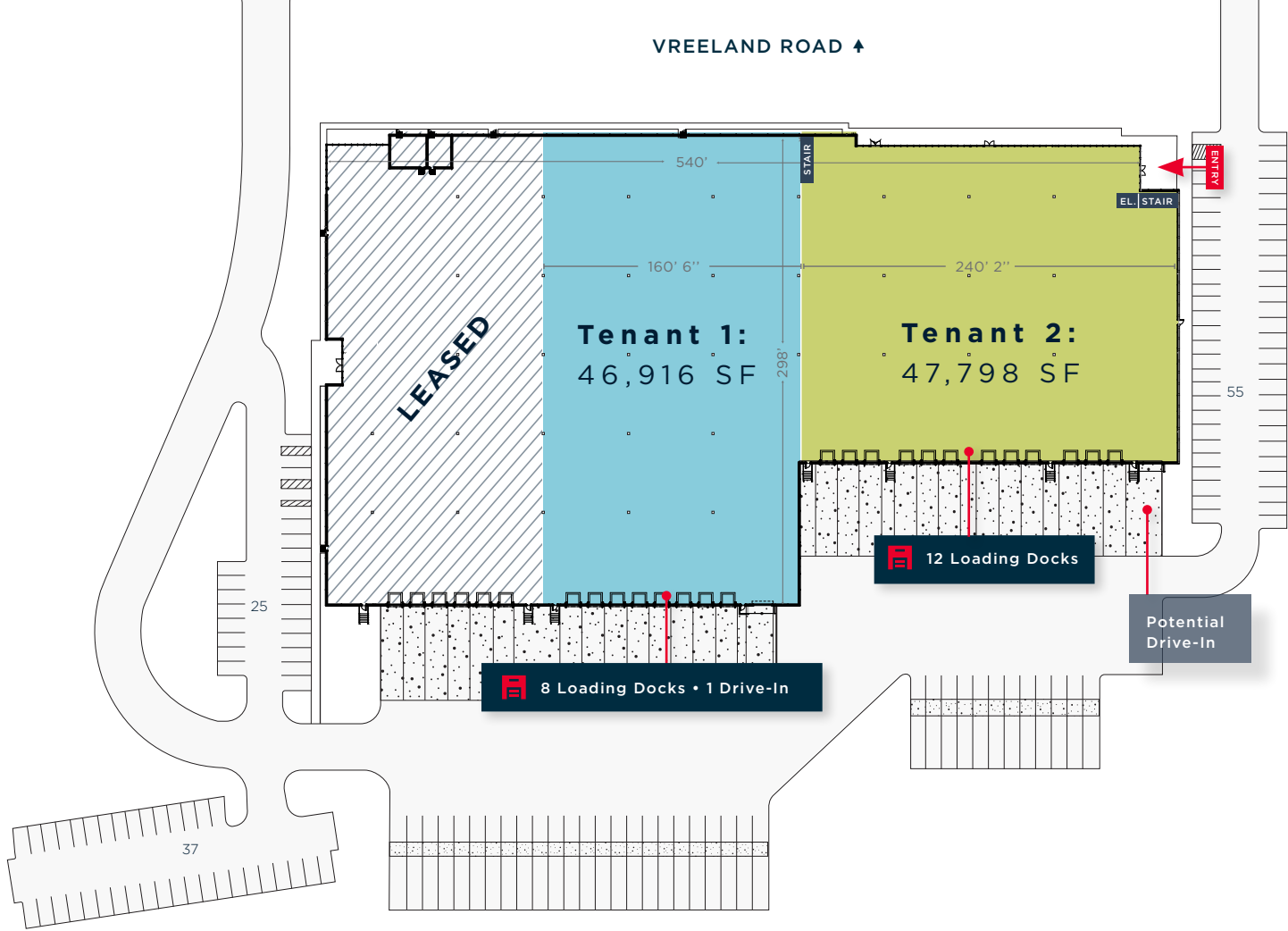
20  
LOADING DOCKS

1  
DRIVE-IN

36'  
CLEAR HEIGHT



VREELAND ROAD ↑



# DIVISION OPTION

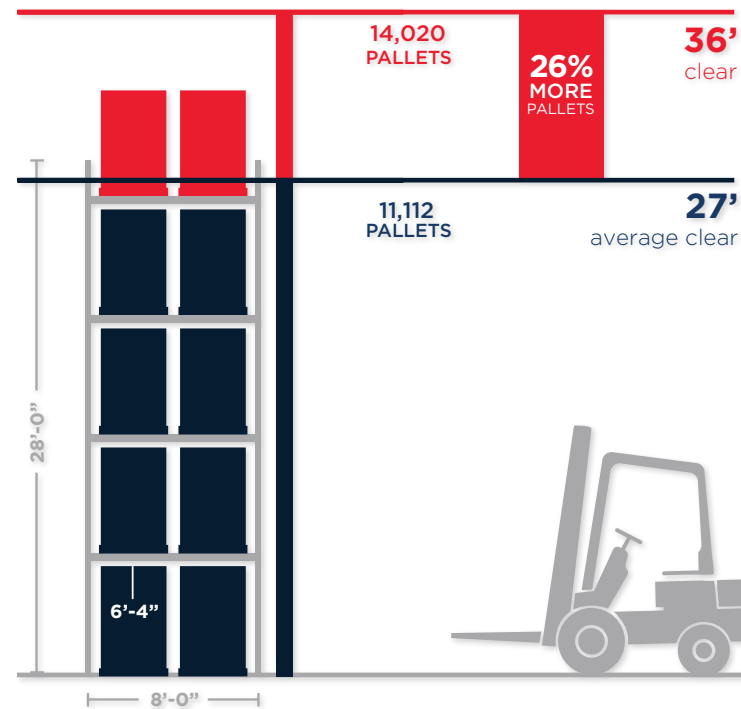
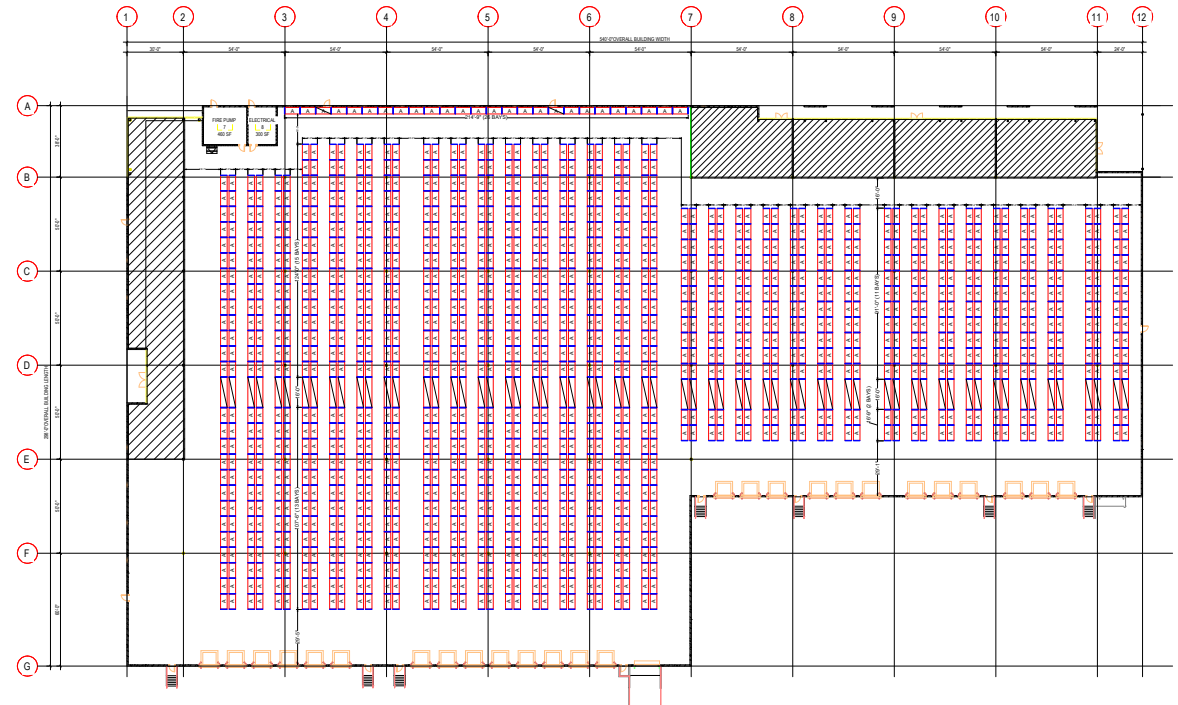
## TENANT 1:

- 46,916 SF
- 8 Loading Docks
- 1 Drive-In

## TENANT 2:

- 47,798 SF
- 12 Loading Docks
- Potential Drive-In

# 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

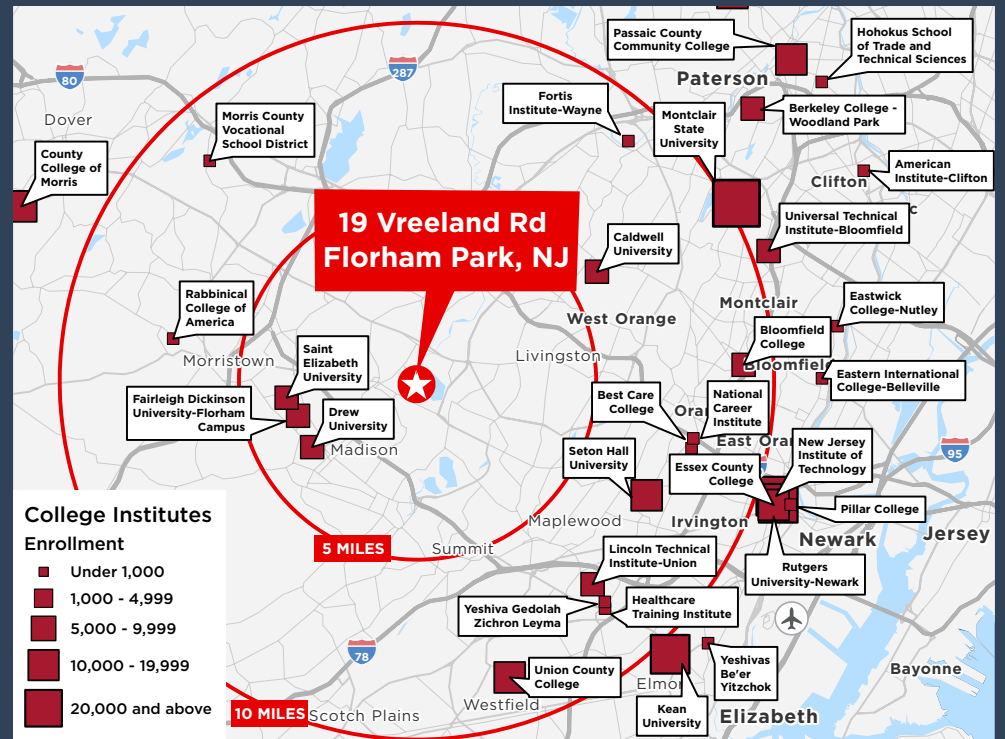
1,195,843  
2023 TOTAL (SIC01-99) EMPLOYEES

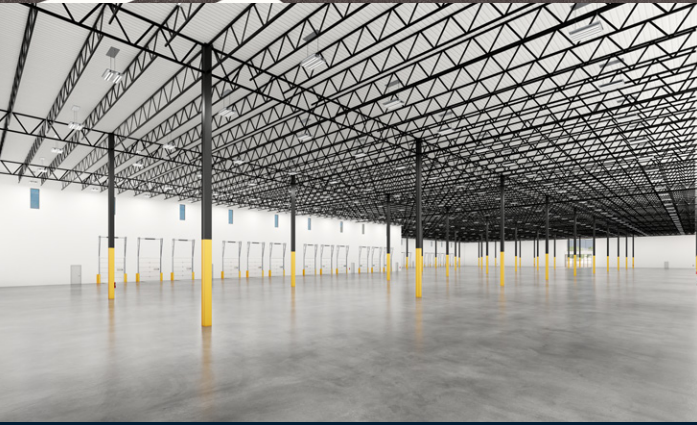
## KEY DEMOGRAPHICS

RADIUS OF 15 MILES

HIGHER  
EDUCATION +  
UNIVERSITIES:

Tapping into  
the educated  
upcoming  
workforce.





**THE STRO COMPANIES**  
CREATING VALUE

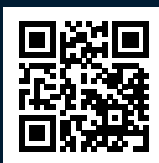
**KRE**  
Kushner Real Estate Group

**CUSHMAN & WAKEFIELD**

VIRTUAL TOUR



19VREELAND.COM



CONSTRUCTION  
PROGRESS



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