

**FOR LEASE**  
INDUSTRIAL/FLEX  
82,590 SF on ±6.8 AC

**2 Dedrick Place**  
West Caldwell, NJ



**INQUIRE FOR LEASE RATE**

## Property Features

**REFRIGERATION FACILITY**

<b>Total building:</b>	82,590 SF on 6.87 acres
<b>Office space:</b>	29,571 SF
<b>Refrigerated warehouse:</b>	48,653 SF
<b>Warehouse mezzanine:</b>	1,820 SF
<b>Refrigeration:</b>	36° to 58°F
<b>Ceiling height:</b>	27'
<b>Loading doors:</b>	16
<b>Column Spacing:</b>	40' x 40'
<b>Car parking spaces:</b>	108
<b>Trailer parking spaces:</b>	18 ±

## Location

Located just a few miles off Interstate 80 at Exit 52 and Route 46 in an industrial park setting. Corporate neighbors include Pella Windows, Toyota, Ricoh, Lohmann Therapy & Vitaquest.

### For more information

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**NAI James E. Hanson**  
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# AERIAL VIEW & HIGHWAY MAP

# 2 Dedrick Place West Caldwell, NJ

