

IDEAL FOR CORPORATE HEADQUARTERS FACILITY



WASHINGTON AVENUE
CARLSTADT | NEW JERSEY



CBRE

173,174 SF
WAREHOUSE/
LIGHT INDUSTRIAL FACILITY

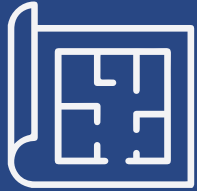


ABUNDANT POWER AND
TELECOMMUNICATIONS
INFRASTRUCTURE



760washington.com

BUILDING FEATURES



173,174 SF
WAREHOUSE/
LIGHT INDUSTRIAL
FACILITY



5 MW
OF
POWER CAPACITY



**FLEXIBLE PARKING*
AND LOADING**

*(Additional parking can
be made available)



**HEAVY FLOOR
LOADS**

(Slab-on-grade
construction)



7 MILES
FROM THE GWB AND
LINCOLN TUNNEL



**LOGISTICALLY
ADVANTAGED**



CLEAR HEIGHT 36'



NJ TRANSIT BUS
ROUTE #161 AT
ENTRANCE OF THE
PROPERTY

TAKE A VIRTUAL TOUR

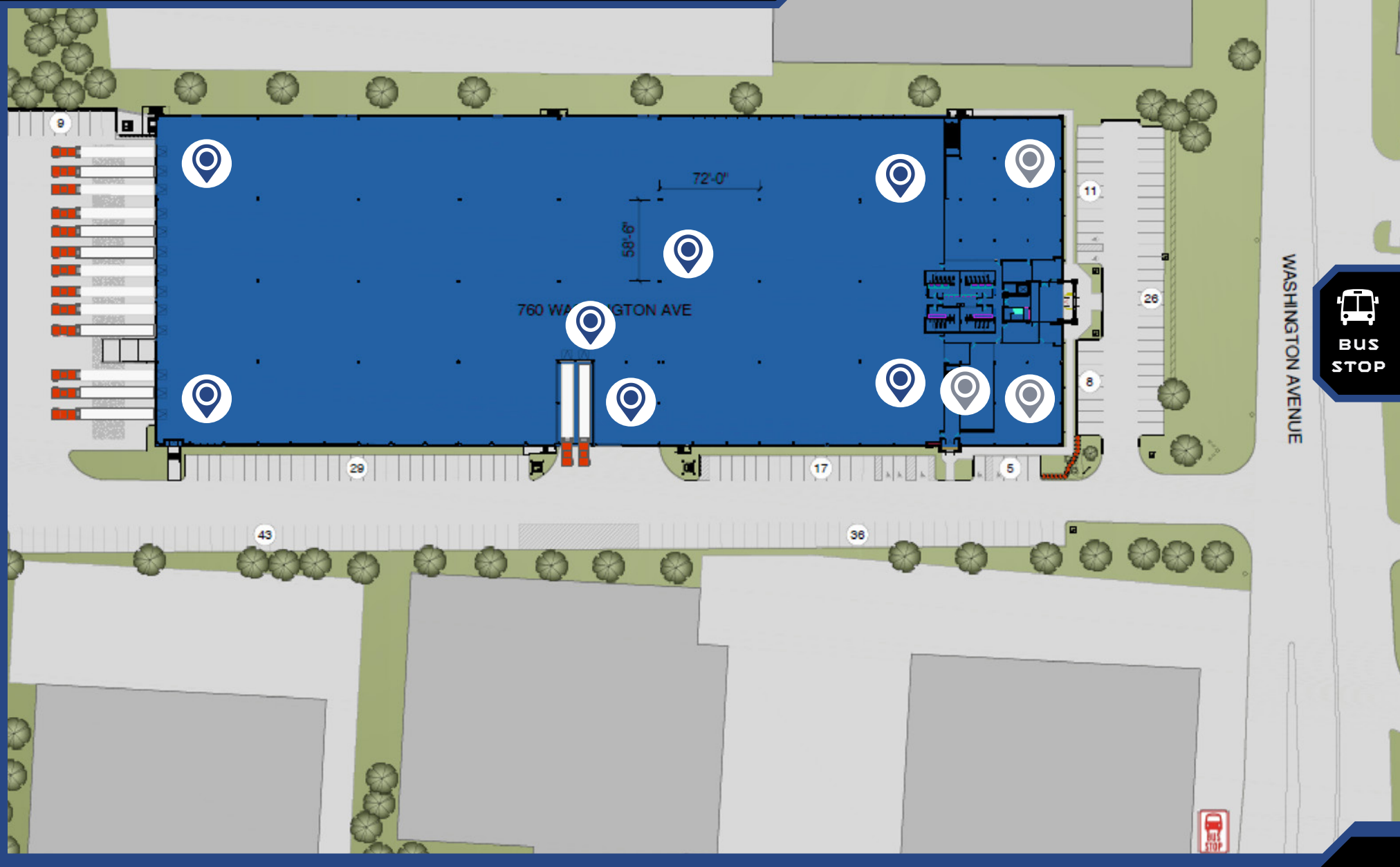
CLICK A MARKER BELOW TO VIEW EACH SPACE



1ST FLOOR



2ND FLOOR



SITE PLAN

BUILDING SPECIFICATIONS

TOTAL AVAILABLE AREA:	173,174 SF
FIRST FLOOR OFFICE AREA:	21,246 SF
SECOND FLOOR OFFICE AREA:	18,559 SF
WAREHOUSE AREA:	133,369 SF
PROPERTY AREA:	710 ACRES
ZONING:	LIGHT INDUSTRIAL AND DISTRIBUTION ZONE B
COLUMN SPACING:	58'-6" X 72'-0"
WAREHOUSE CEILING HEIGHT:	36' CLEAR
PARKING SPACES:	189*
INTERIOR TRUCK DOCKS:	2 (POTENTIAL TO ADD TWO MORE DOCKS)
EXTERIOR TRUCK DOCKS:	13
TRUCK COURT DEPTH:	128'
DRIVE-IN DOORS:	1 (12' X 14')
FIRE PROTECTION SYSTEM:	STANDARD WET SYSTEM
ELECTRICAL:	5 MEGA WATTS AVAILABLE
TELECOM:	DARK FIBER AVAILABLE; PLEASE CALL

*Additional parking can be made available.

HEAVY POWER SPECIFICATIONS

- **8000 AMPS WITH TWO (2) SEPARATE 4000 AMP SERVICE LINES.**
- **ONE (1) ADDITIONAL 800 AMP SERVICE LINE.**

**UP TO 5 MEGA WATTS OF AVAILABLE POWER. THIS ABUNDANT ENERGY CAPACITY SUPPORTS A VARIETY OF OPERATIONS, FROM MANUFACTURING TO HIGH DEMAND DATA CENTERS.*

- **KEY BENEFITS**

- **HIGH CAPACITY:** AMPLE POWER TO SUPPORT HEAVY MACHINERY, HVAC SYSTEMS, OR EXTENSIVE IT INFRASTRUCTURE.
- **SCALABILITY:** FLEXIBLE ENERGY OPTIONS TO GROW YOUR BUSINESS NEEDS.
- **RELIABILITY:** MINIMIZE DOWNTIME WITH A DEPENDABLE POWER SUPPLY.

**DARK FIBER AVAILABLE. EXPERIENCE UNPARALLELED BANDWIDTH, ENHANCED SECURITY, AND COMPLETE CONTROL OVER YOUR CONNECTIVITY. IDEAL FOR ENTERPRISES AND SERVICE PROVIDERS, DARK FIBER OFFERS A SCALABLE, FUTURE-PROOF INFRASTRUCTURE THAT EMPOWERS AN ORGANIZATION TO GROW WITHOUT LIMITS. WITH LOW LATENCY AND HIGH PERFORMANCE, YOU CAN CUSTOMIZE YOUR NETWORK TO MEET YOUR SPECIFIC NEEDS.*

REGIONAL MAP

VIEW THE DRONE VIDEO >



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





STEPHEN D'AMATO

Executive Vice President
201 712 5616
Stephen.Damato@cbre.com

STEPHEN SHOEMAKER

Senior Vice President
201 712 5669
Stephen.Shoemaker@cbre.com



760washington.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.