

**CBRE**

**56,040 SF**

WAREHOUSE/LIGHT INDUSTRIAL FACILITY

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

**400**

**COMMERCE  
BOULEVARD**

Carlstadt | New Jersey

**R**  
RUSSO  
DEVELOPMENT

# UNIT FEATURES



**56,040 SF WAREHOUSE/LIGHT INDUSTRIAL FACILITY**



**NEW LED LIGHTING INSTALLED**



**FULL BUILDING BACK-UP POWER AVAILABLE**



**22' CLEAR HEIGHT**



**6 TOTAL LOADING DOCKS**



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



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



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



**NEWLY INSTALLED ESFR SPRINKLER SYSTEM**

410 COMMERCE BLVD.

COMMERCE BOULEVARD

6 LOADING DOCKS

UNIT B  
**56,040 SF**



CLICK TO TAKE A  
VIRTUAL TOUR

UNIT C (LEASED)

2 STORY  
OFFICE

UNIT A - (LEASED)

UNIT A  
PROPOSED  
GROUND FLOOR  
OFFICE

COMMON AREA

UNIT B  
EXISTING WARE OFFICE

UNIT B  
EXISTING WARE OFFICE

# SITE PLAN



# SPECIFICATIONS

**TOTAL BUILDING AREA:** 246,108 SF

**TOTAL SPACE AVAILABLE:** 56,040 SF

**WAREHOUSE:** 54,257 SF

**WAREHOUSE OFFICE:** 1,783 SF

**ZONING:** LIGHT INDUSTRIAL AND DISTRIBUTION ZONE A

**COLUMN SPACING:** 48' X 48'

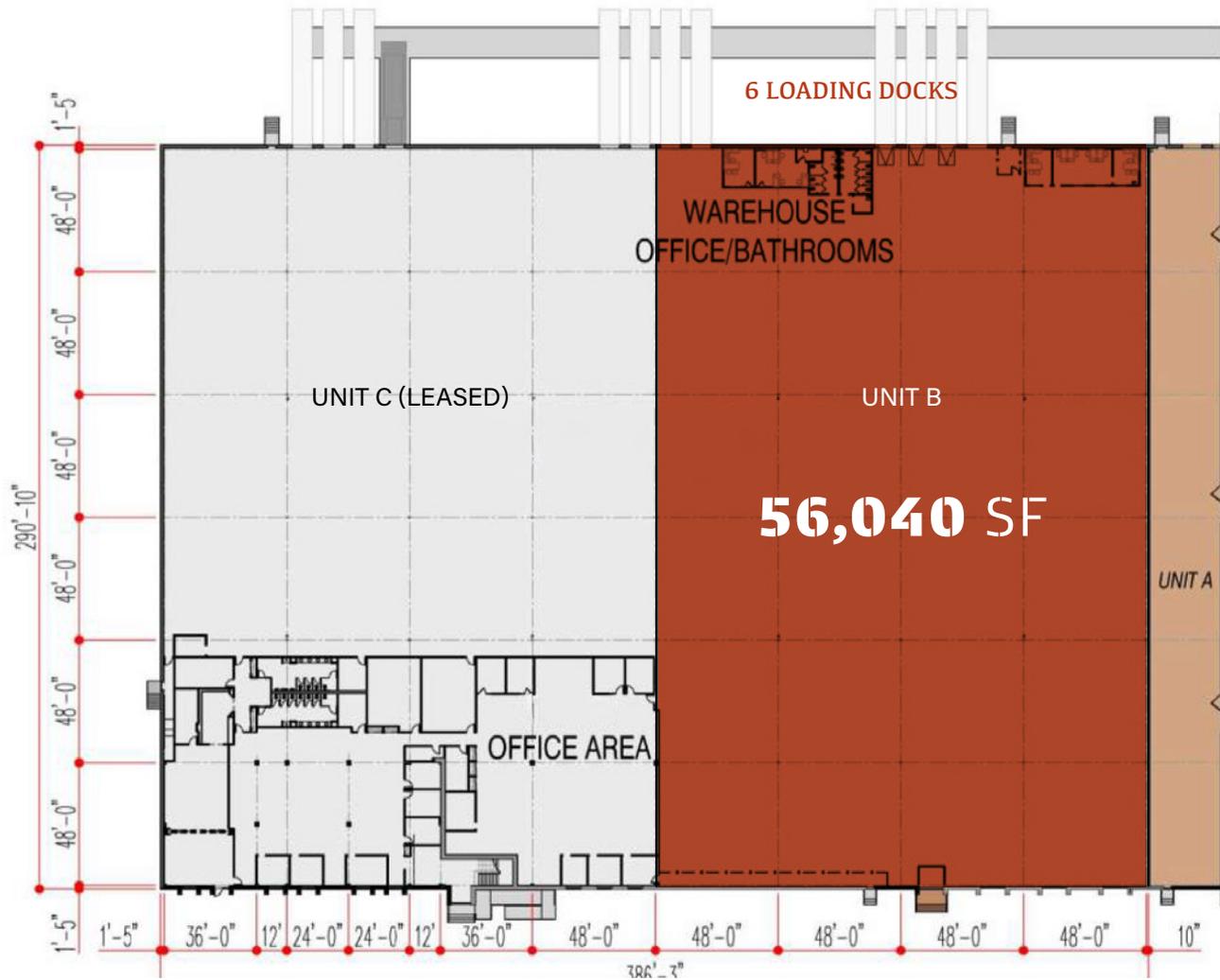
**CLEAR INTERIOR HEIGHT:** 22' CLEAR

**ELECTRICAL:** UP TO 600 AMPS

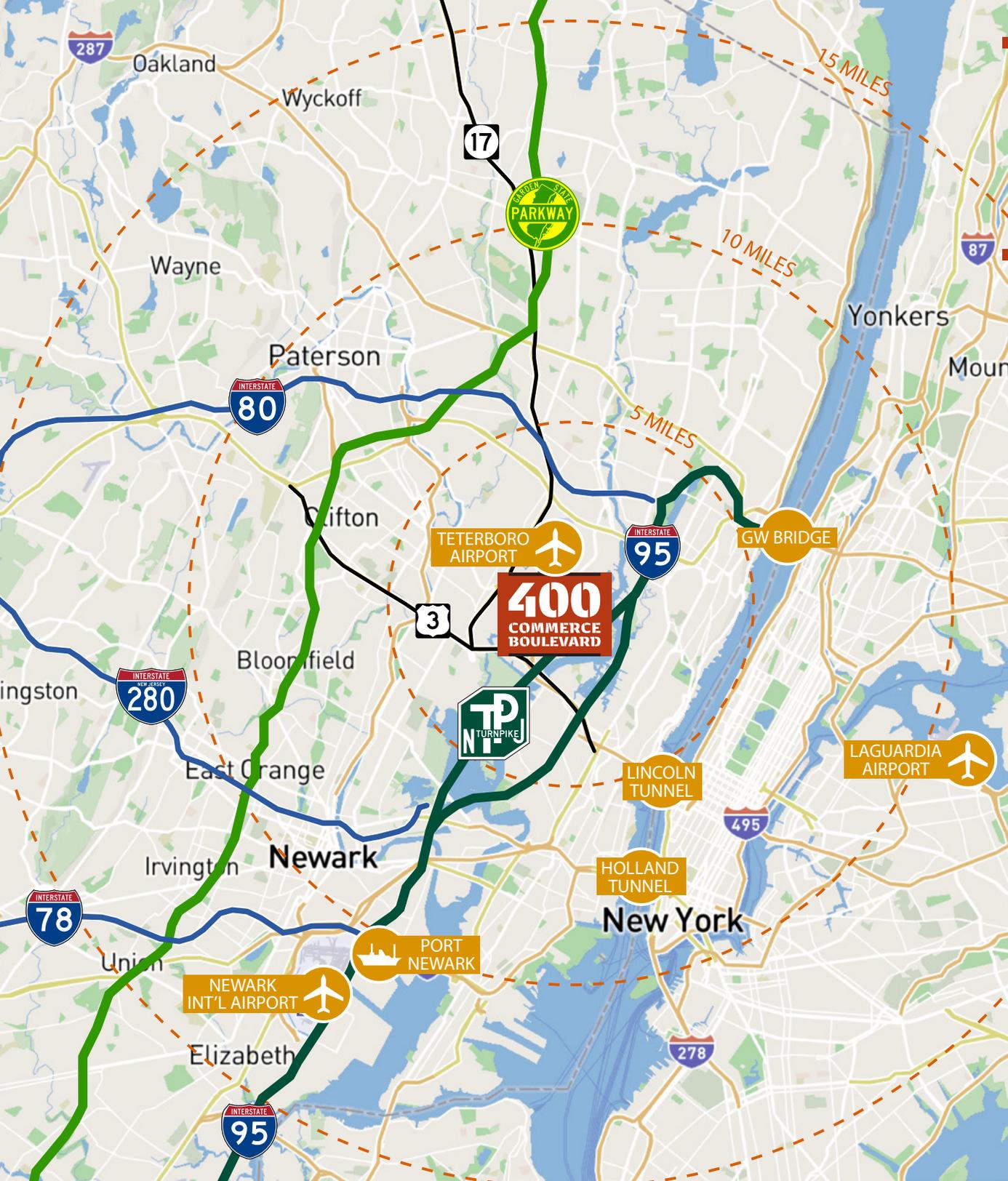
**PARKING:** 60 SPACES

**LOADING DOCKS:** 6

**ADDITIONAL PARKING:** 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





**STEPHEN D'AMATO**

Executive Vice President

+1 201 712 5616

[stephen.damato@cbre.com](mailto:stephen.damato@cbre.com)

**STEPHEN SHOEMAKER**

Senior Vice President

+1 201 712 5669

[stephen.shoemaker@cbre.com](mailto:stephen.shoemaker@cbre.com)

**MIKE POPPLETON**

Associate

+1 315 396 2474

[mike.poppleton@cbre.com](mailto:mike.poppleton@cbre.com)

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BOULEVARD**

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

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