

# 734 Grand Avenue

RIDGEFIELD, NJ 07657

## 11,500 SF LAST UNIT! INDUSTRIAL FOR LEASE



### Property Features

- 70,785 SF
- 2.7 acres
- Two units available
- Ample shared parking
- Wet sprinkler system
- Power: 3-phase; 200 amp

### Last Unit Remaining!




- Unit B: 11,500 SF
- 830 SF office (air conditioned)
- 1 interior tailgate
- 16' ceiling height
- 20' x 20' column spacing

### FOR MORE INFORMATION

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#### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

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## PROPERTY INFORMATION

### Overview



TOTAL AVAILABLE  
11,500 SF



OFFICE AVAILABLE  
830 SF



LOADING  
One (1)



CEILING HEIGHT  
16'



COLUMN SPACING  
20' x 20'



PARKING  
AMPLE SHARED



POWER  
3-PHASE; 200 AMP



SPRINKLER  
WET

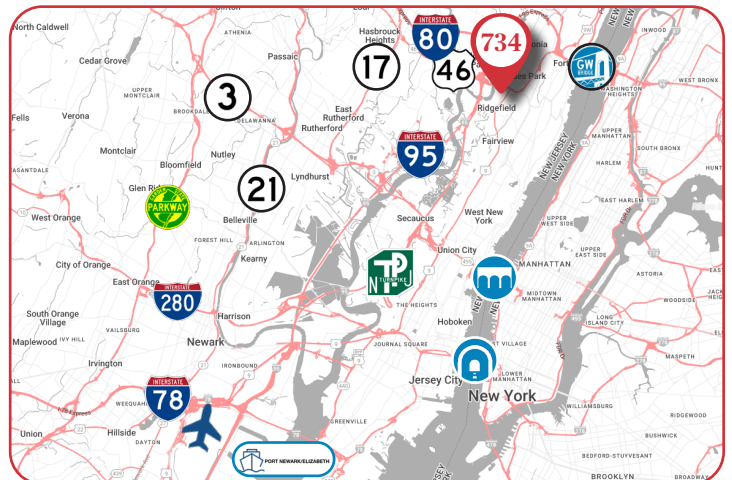
### Description

Strategically designed for flexible industrial operations with separate office spaces to provide for dedicated administrative areas. On-site parking available to accommodate staff and logistics needs and ample truck access with multiple tailgates for streamlined logistics.

### Prime Industrial Location

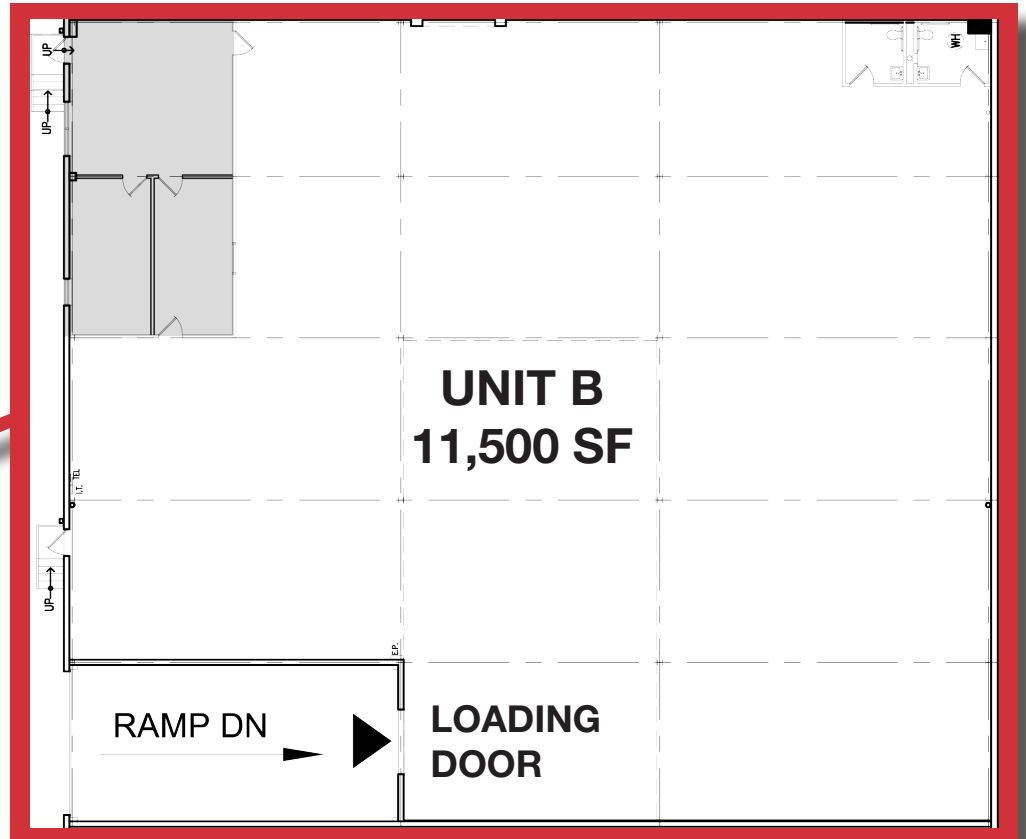
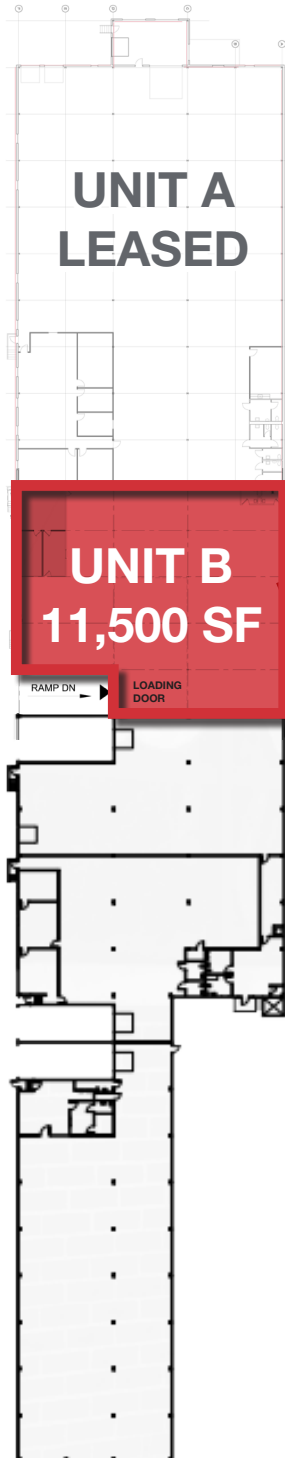
Ridgefield is part of a growing industrial hub, offering proximity to key clients and vendors. Situated in Ridgefield, NJ, with easy access to major transportation corridors. Minutes from the George Washington Bridge, I-95, NJ Turnpike, and Route 46—seamless access to New York City and surrounding markets. Close to Port Newark and Port Elizabeth for efficient import/export logistics.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	26,541	240,625	1,604,992
Average HH Income	\$120,562	\$125,764	\$119,396



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# UNIT B FLOOR PLAN



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**UNIT B**  
PHOTOS



**NAI James E. Hanson**  
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