

11,500 SF LAST UNIT!
INDUSTRIAL FOR LEASE

734 Grand Avenue
RIDGEFIELD, NJ 07657



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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NAI James E. Hanson
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SERVICES OFFERED

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

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734 Grand Avenue

RIDGEFIELD, NJ 07657

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

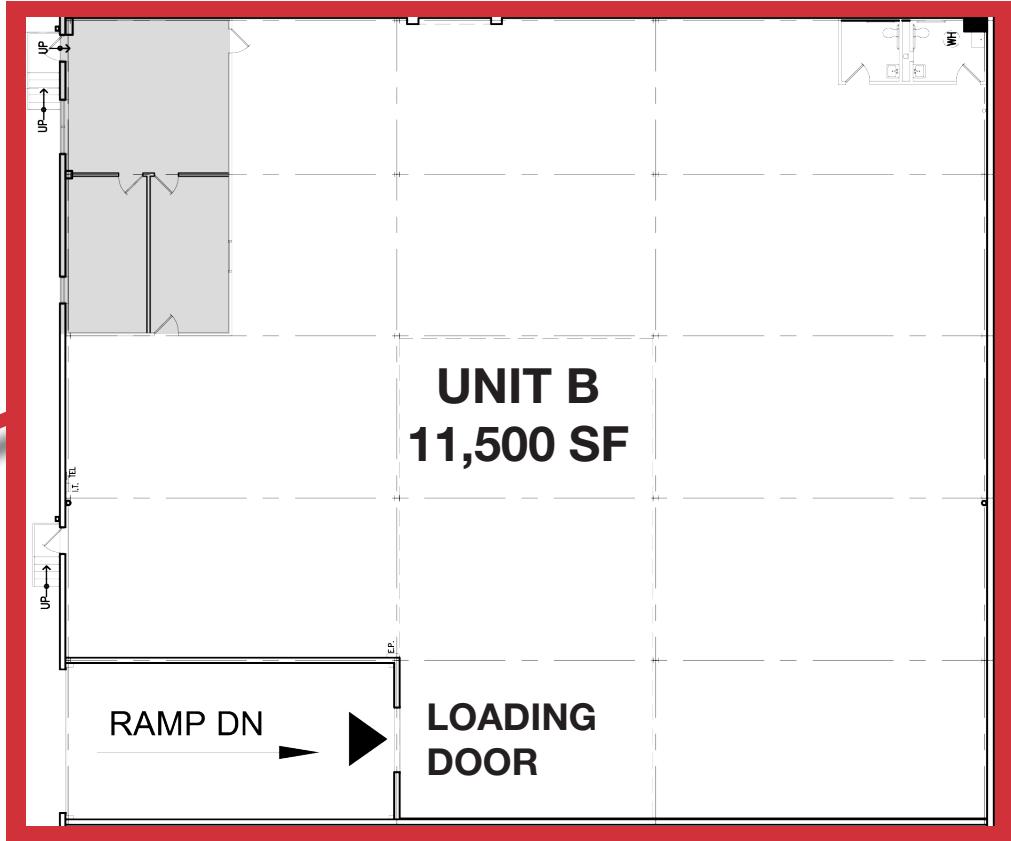
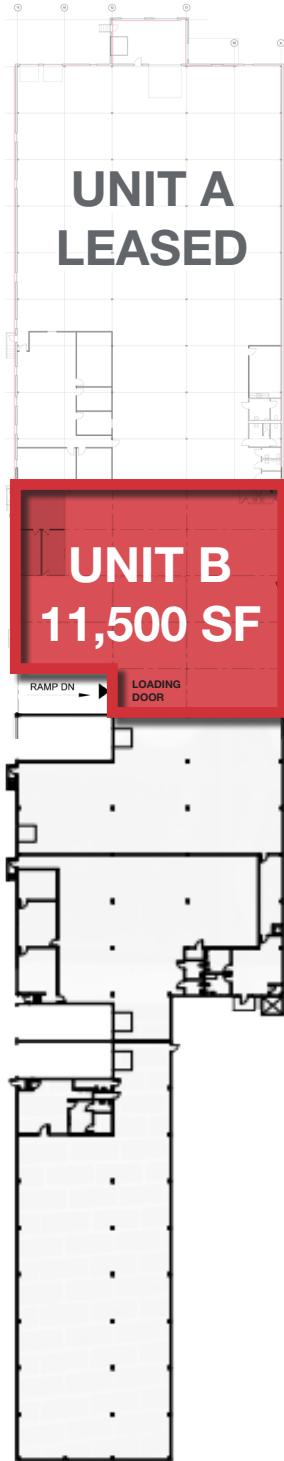
Ridgefield is part of a growing industrial hub, offering proximity to key clients and vendors. Situated in Ridgefield, NJ, with easy access to major transportation corridors. Minutes from the George Washington Bridge, I-95, NJ Turnpike, and Route 46—seamless access to New York City and surrounding markets.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

