

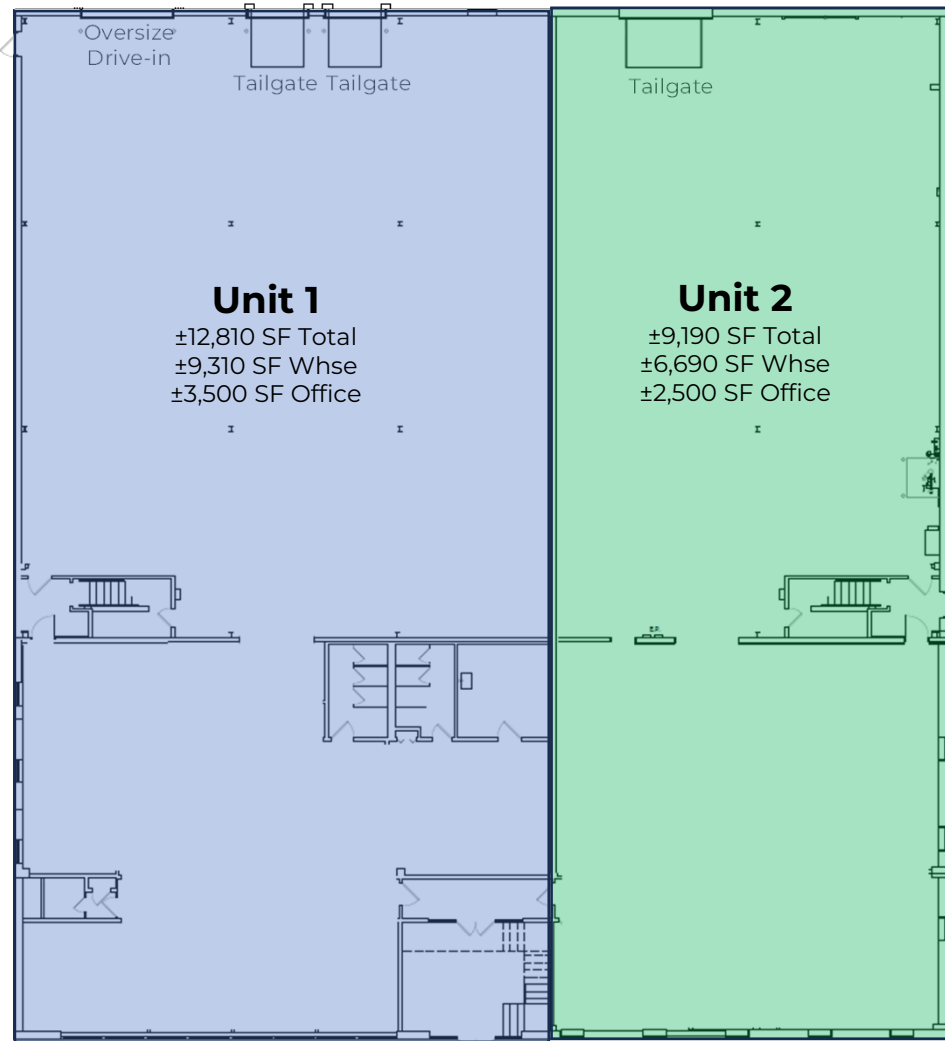
Single or Multi-Tenant Industrial FOR LEASE

Space Breakdown	FULL BUILDING	UNIT 1	UNIT 2
Unit Size	±22,000	±12,810	9,190
Warehouse (SF)	±16,000	±9,310 SF	±6,690
Office (SF)	±6,000	±3,500	±2,500
Ceiling Height	22'	22'	22'
Loading Docks	3	2	1
Drive-ins	1	1	0
Power	800A @ 208V, 3P	400A @ 208V, 3P	400A @ 208V, 3P

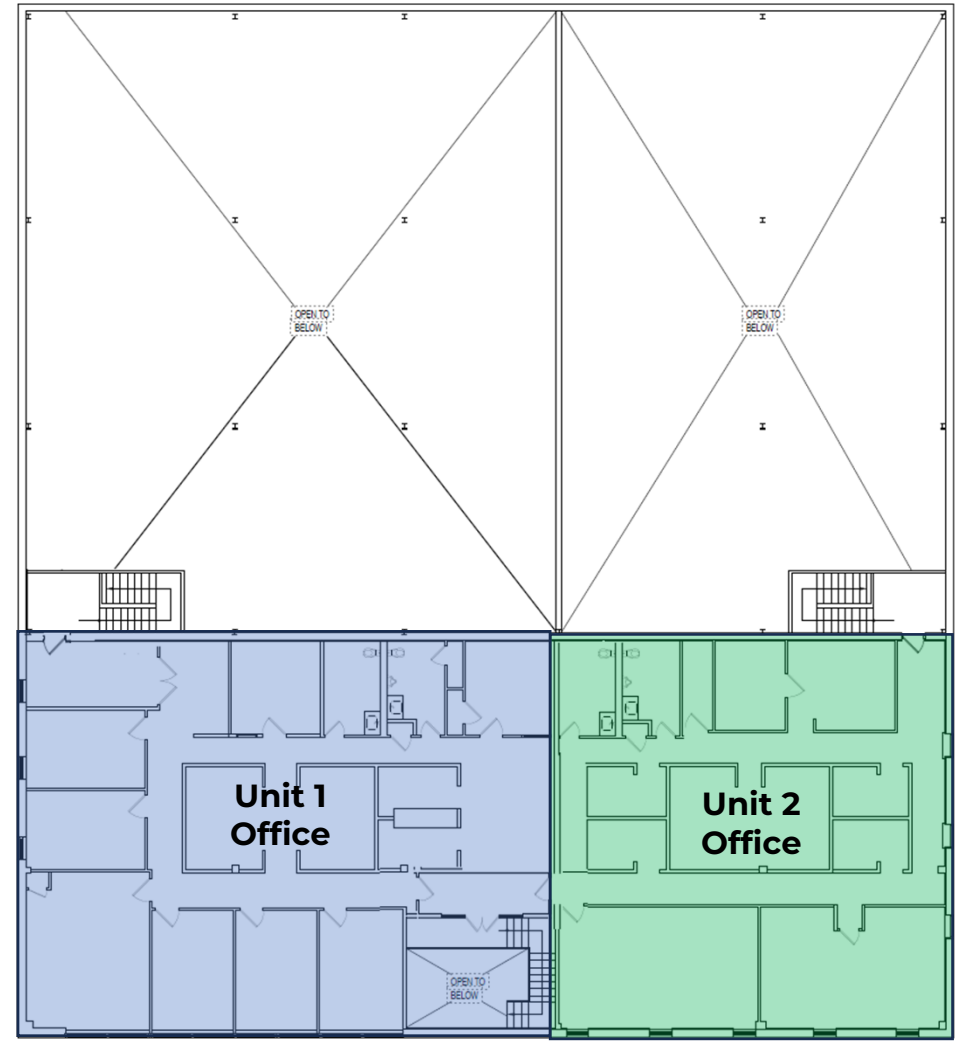
ROBERT ADAMS
Principal | Broker of Record
908.627.5400
radams@gardenstaterealty.net

GARDEN STATE REALTY
204 Passaic Ave, Suite 1
Fairfield, NJ 07004
973.846.0300 | gardenstaterealty.net

1st Floor



2nd Floor

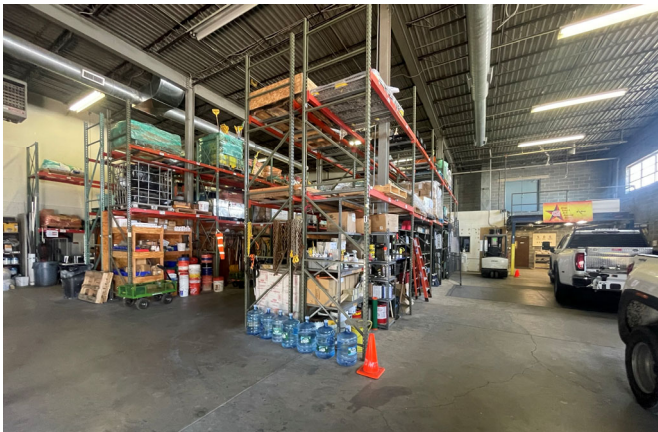


ROBERT ADAMS
Principal | Broker of Record
908.627.5400
radams@gardenstaterealty.net

GARDEN STATE REALTY
204 Passaic Ave, Suite 1
Fairfield, NJ 07004
973.846.0300 | gardenstaterealty.net

Highlights

- New roof installed 2023
- Large paved parking lot
- Headquarters quality facility
- Fully Air Conditioned Office & Warehouse
- High bay warehouse
- Recently renovated office space with private offices and bullpen
- Well kept grounds
- Large paved parking lot
- Excellent loading with oversize drive-in and up to 3 tailgate doors



ROBERT ADAMS
Principal | Broker of Record
908.627.5400
radams@gardenstaterealty.net

GARDEN STATE REALTY
204 Passaic Ave, Suite 1
Fairfield, NJ 07004
973.846.0300 | gardenstaterealty.net