



FOR LEASE | ±100,000 SF ON ±5.49 ACRES



**BALANOFF
INDUSTRIAL
TEAM**



BUILDING DETAILS



AVAILABLE SF ±100,000

OFFICE SF ±5,000

SHOWROOM TOTAL SF ±15,000
(10,000 SF ON SECOND FLOOR)

CLEAR HEIGHT 36'

COLUMN SPACING 48' X 50'

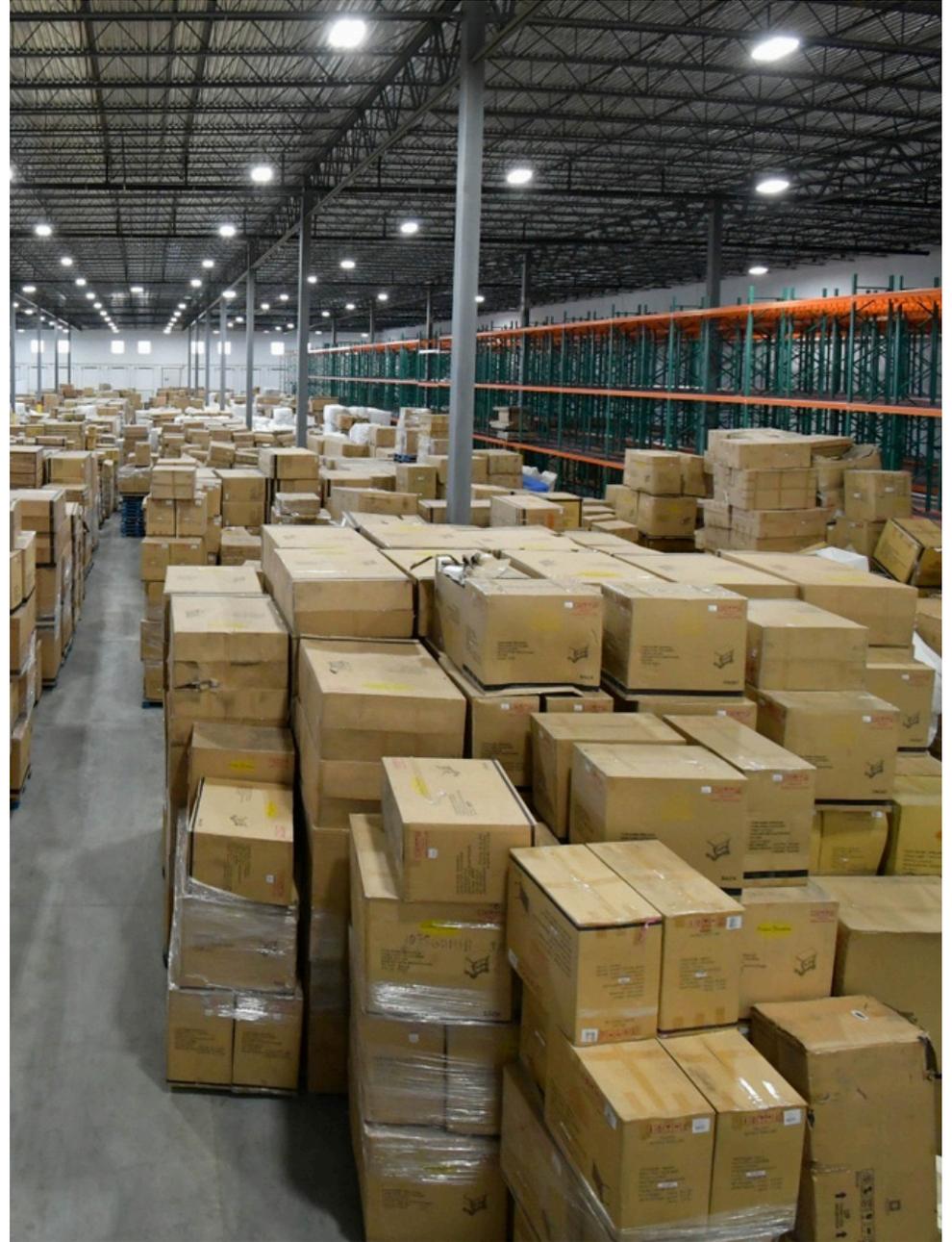
DOCK DOORS 12

DRIVE-INS 1

POWER 1,000 AMPS

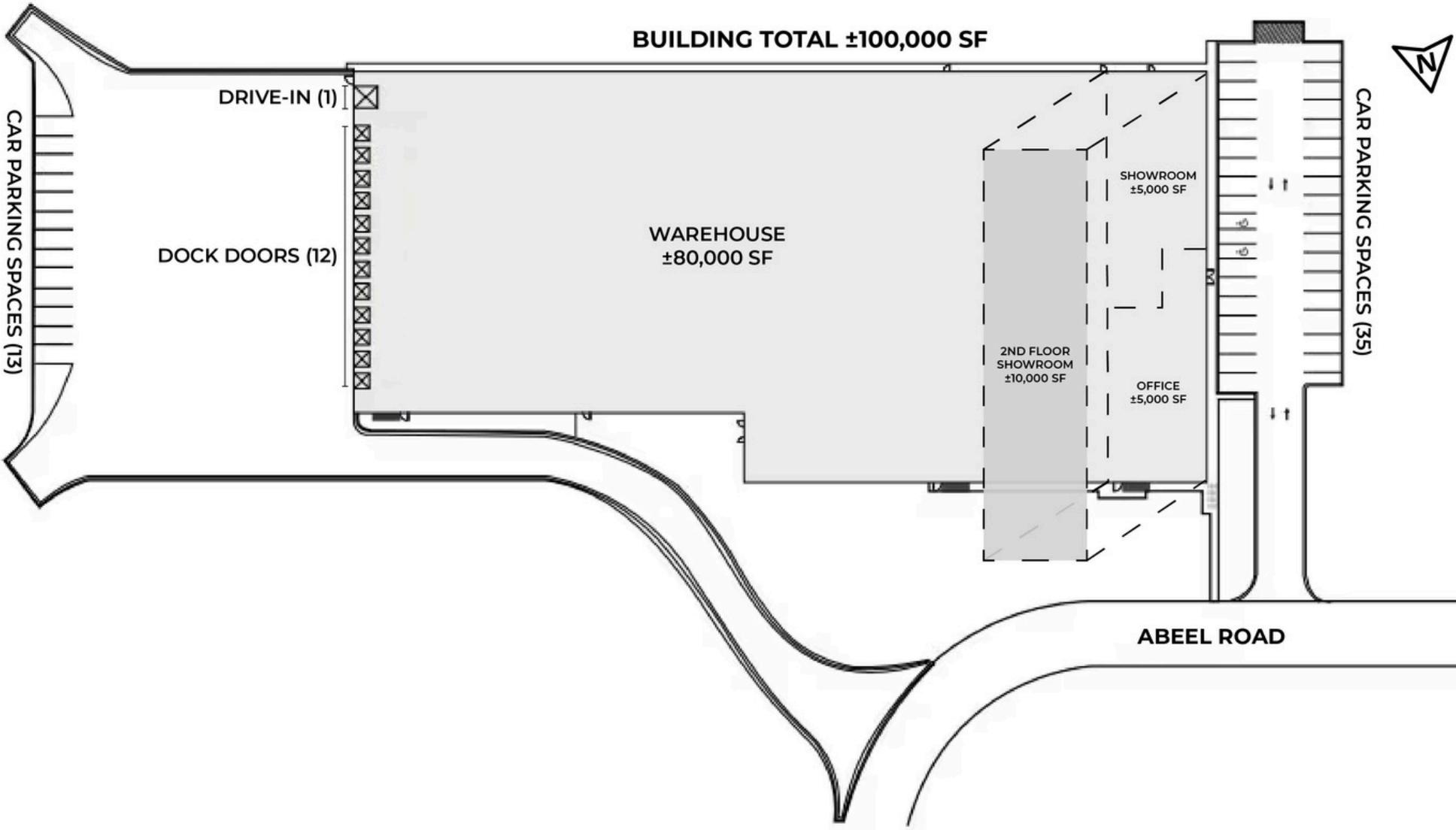
SPRINKLER ESFR

TAXES & CAM \$4.43/SF





SITE PLAN



LOCAL MAP



NJ TURNPIKE (I95)		
TO EXIT 8A	±3 Mins	±1.1 Mi
FROM EXIT 8A	±3 Mins	±1.1 Mi
EGRESS		INGRESS 

TRUCK DRIVE TIME & DISTANCE

BRIDGES & TUNNELS

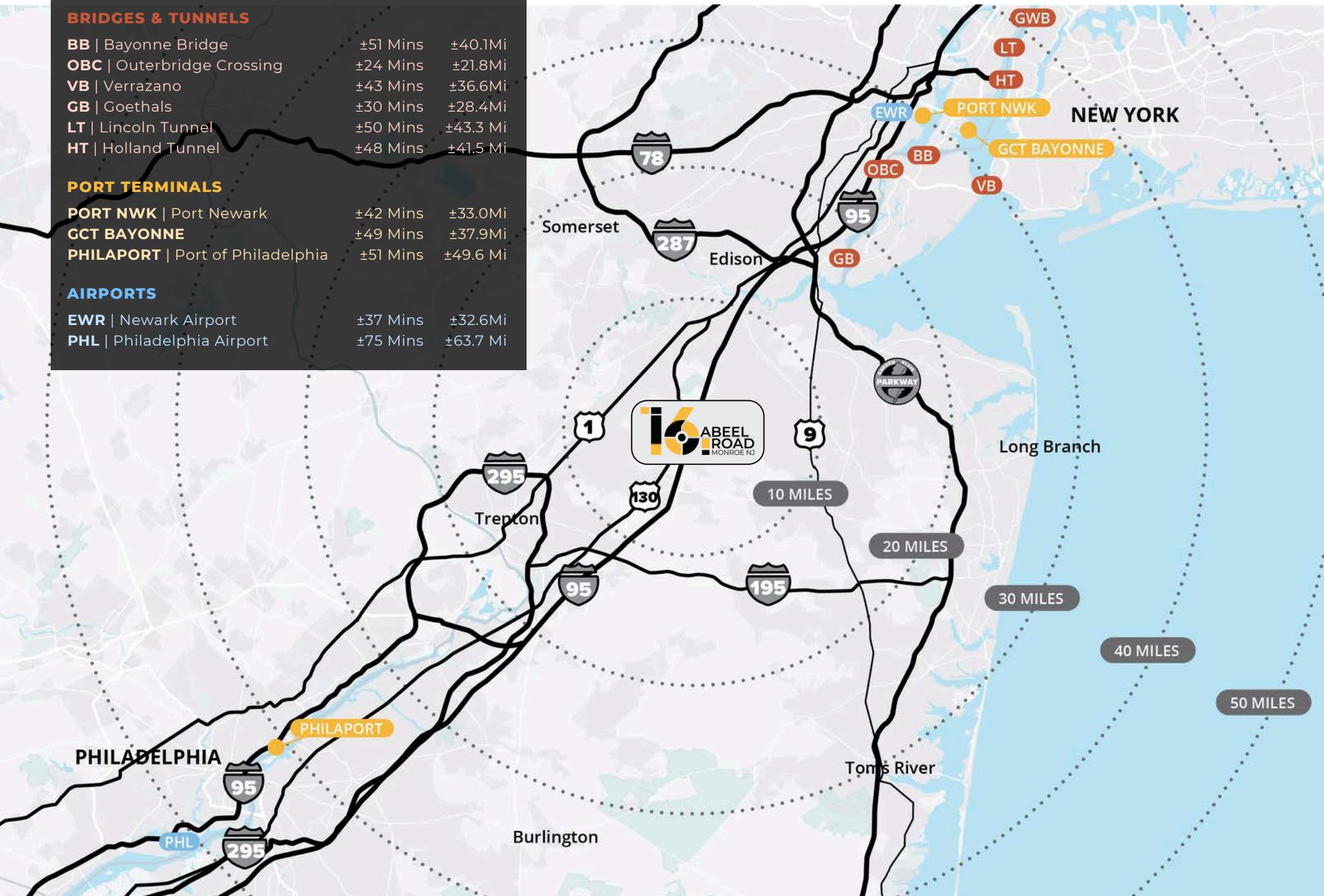
BB Bayonne Bridge	±51 Mins	±40.1Mi
OBC Outerbridge Crossing	±24 Mins	±21.8Mi
VB Verrazano	±43 Mins	±36.6Mi
GB Goethals	±30 Mins	±28.4Mi
LT Lincoln Tunnel	±50 Mins	±43.3 Mi
HT Holland Tunnel	±48 Mins	±41.5 Mi

PORT TERMINALS

PORT NWK Port Newark	±42 Mins	±33.0Mi
GCT BAYONNE	±49 Mins	±37.9Mi
PHILAPORT Port of Philadelphia	±51 Mins	±49.6 Mi

AIRPORTS

EWR Newark Airport	±37 Mins	±32.6Mi
PHL Philadelphia Airport	±75 Mins	±63.7 Mi





**BALANOFF
INDUSTRIAL
TEAM**

Noah Balanoff, CCIM
Vice Chair
Noah.Balanoff@colliers.com
Direct: +1 973 299 3023
Mobile: +1 917 757 5148

Mark Hay
Vice President
Mark.Hay@colliers.com
Direct: +1 973 299 3002
Mobile: +1 908 246 1815

Michael Canosa
Associate
Michael.Canosa@colliers.com
Direct: +1 973 299 4823
Mobile: +1 862 208 9968

John Obeid
Director - Market Intel & BD
John.Obeid@colliers.com
Direct: +1 973 299 3035
Mobile: +1 551 689 1808

20 WATERVIEW BOULEVARD, SUITE 310 | PARSIPPANY, NJ 07054

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NJ LLC