

DELIVERING
Q1 2025

AVAILABLE FOR LEASE

1400 3rd Street

FAIR LAWN

+/- 113,000 SF
Building A



Property Overview

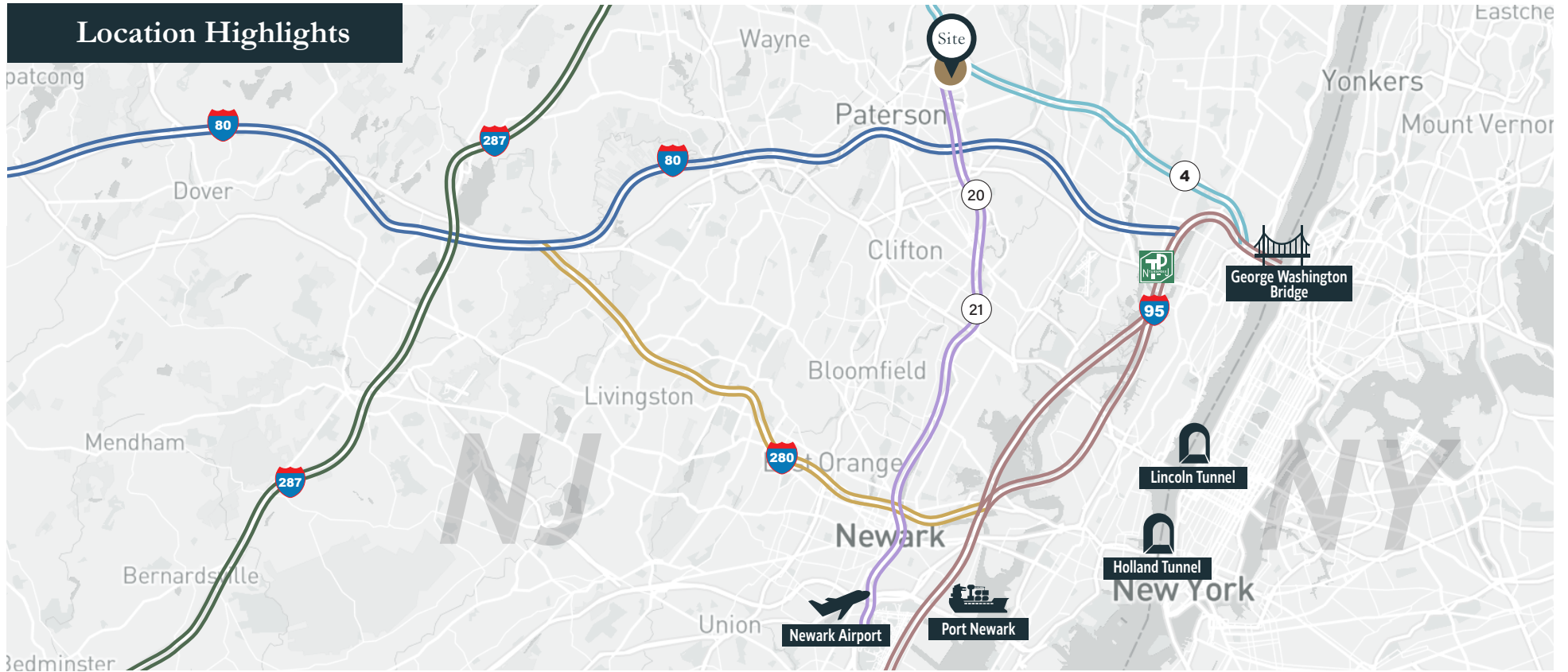


Building A

Available SF	113,000 SF	Car Parking	85
Dimensions	611' x 185'	Loading Docks	20 (9'x10')
Clear Height	40'	Drive-in Doors	2 (12'x14')
Column Spacing	42' x 55'	Power	2000A, 3-Phase, 480/277V
Speed Bay	60'		



Location Highlights



Key Distances



ROUTE 208
1.3 miles



ROUTE 80
2.9 miles



GEORGE WASHINGTON BRIDGE
11.9 miles



NEWARK AIRPORT
24.1 miles

*Approximate Miles

Tenants in the market





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Local developer presence in Ridgewood, NJ

Institutional fund manager as limited partner

Significant industrial experience with ownership of warehouse properties ranging from 14K SF to 1.5MM SF

Warehouse being constructed by RC Andersen, one of the leading warehouse general contractors in the region

