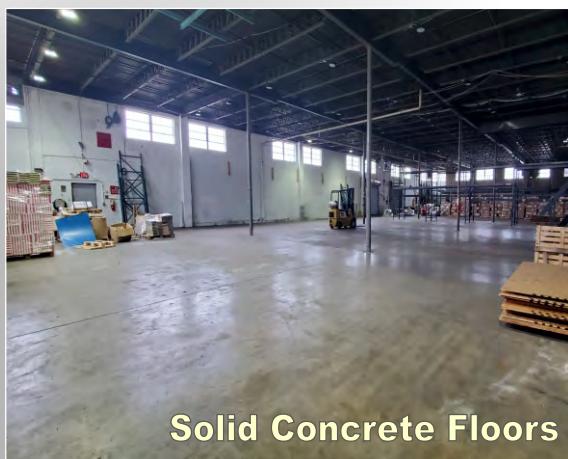


Property Highlights

- 21,000 SF Warehouse Space Available | 20' Ceiling Height
- 2-Loading Docks to accommodate 53' tractors | 1 Drive-In
- ± 6 Minutes to I-95, 3 Minutes to Routes 17, 80, & 46
- ± 15 Miles to the Ports & Newark Airport, 20 Minutes to NYC
- Owner / Manager On-Site - Family Owned



Eagle Realty of NJ, LLC

707 Commercial Avenue, Carlstadt, NJ 07072
Tel: 800-272-7336, 201-939-2400
email: sales@betascreen.com

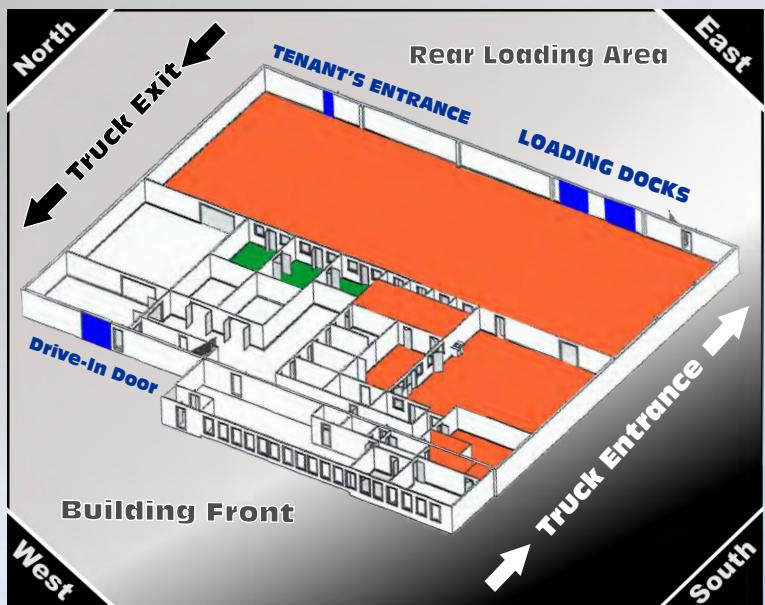


Warehouse Facility Facts & Features

- **Office Space:** 2,000 square feet • **Power Supply:** 450 amp, 3-phase
- **Lighting:** LED • **Column Spacing:** 25', 9" x 33', 6"
- **Heating:** Gas • **Sprinkler System:** Wet
- **Construction:** Masonry • **Water & Sewer:** City

- **Convenient To All Major NJ & NY Crossings:** NJ Turnpike, Garden State Parkway, Routes 17, 3, 80 & 46, Lincoln & Holland Tunnels, George Washington Bridge, Port of Newark, & airports (Newark Liberty, 15 minutes)
- **Taxes & utilities extremely reasonable**

Office Space Configurable To Your Needs (2,000 Square feet)



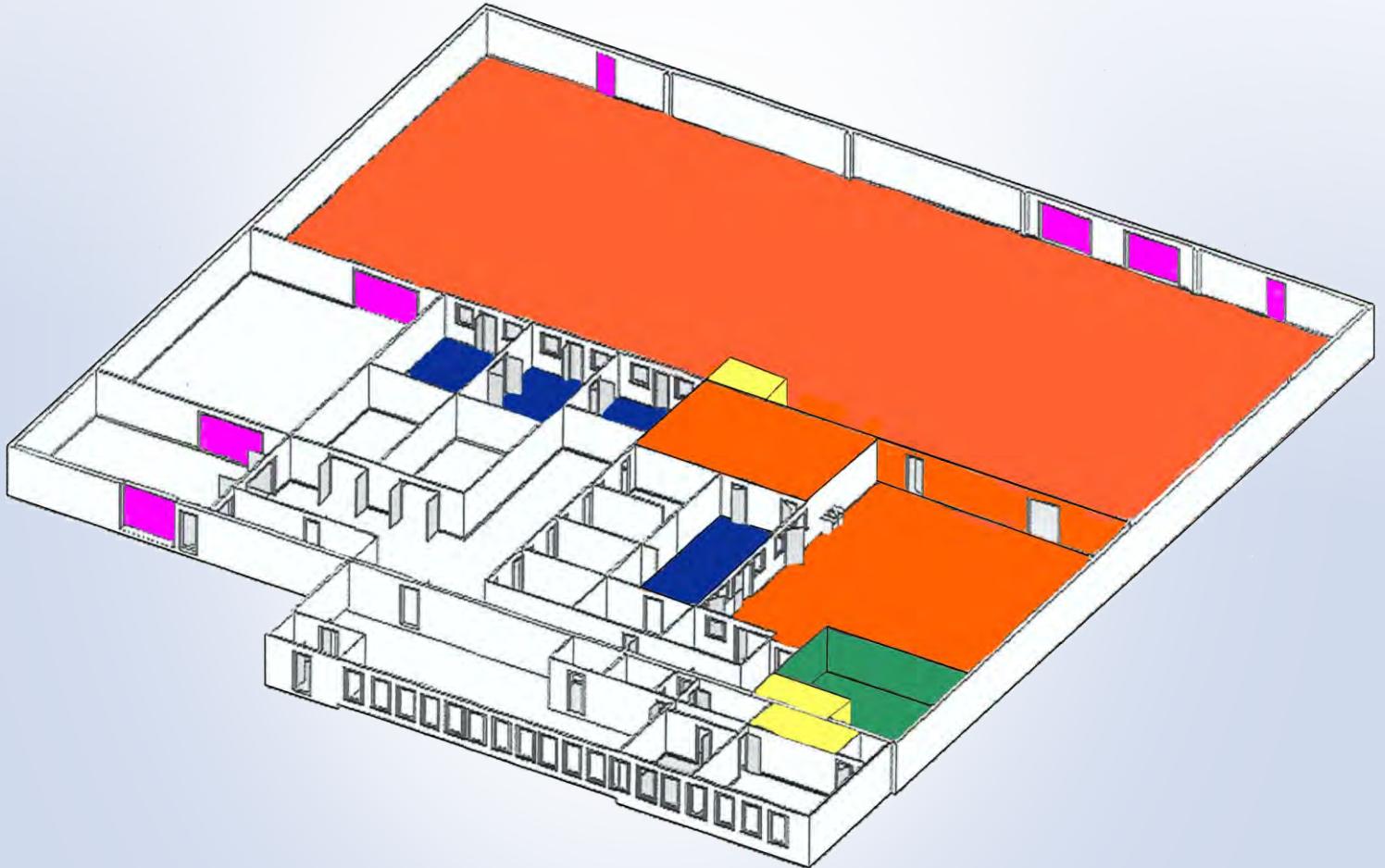
■ **Loading Docks, Tenant's Entrance**
■ **Office Space**
■ **Warehouse & Other**



Spacious Lunch/Breakroom



Spacious Lunch/Breakroom



Warehouse Space

Office Space

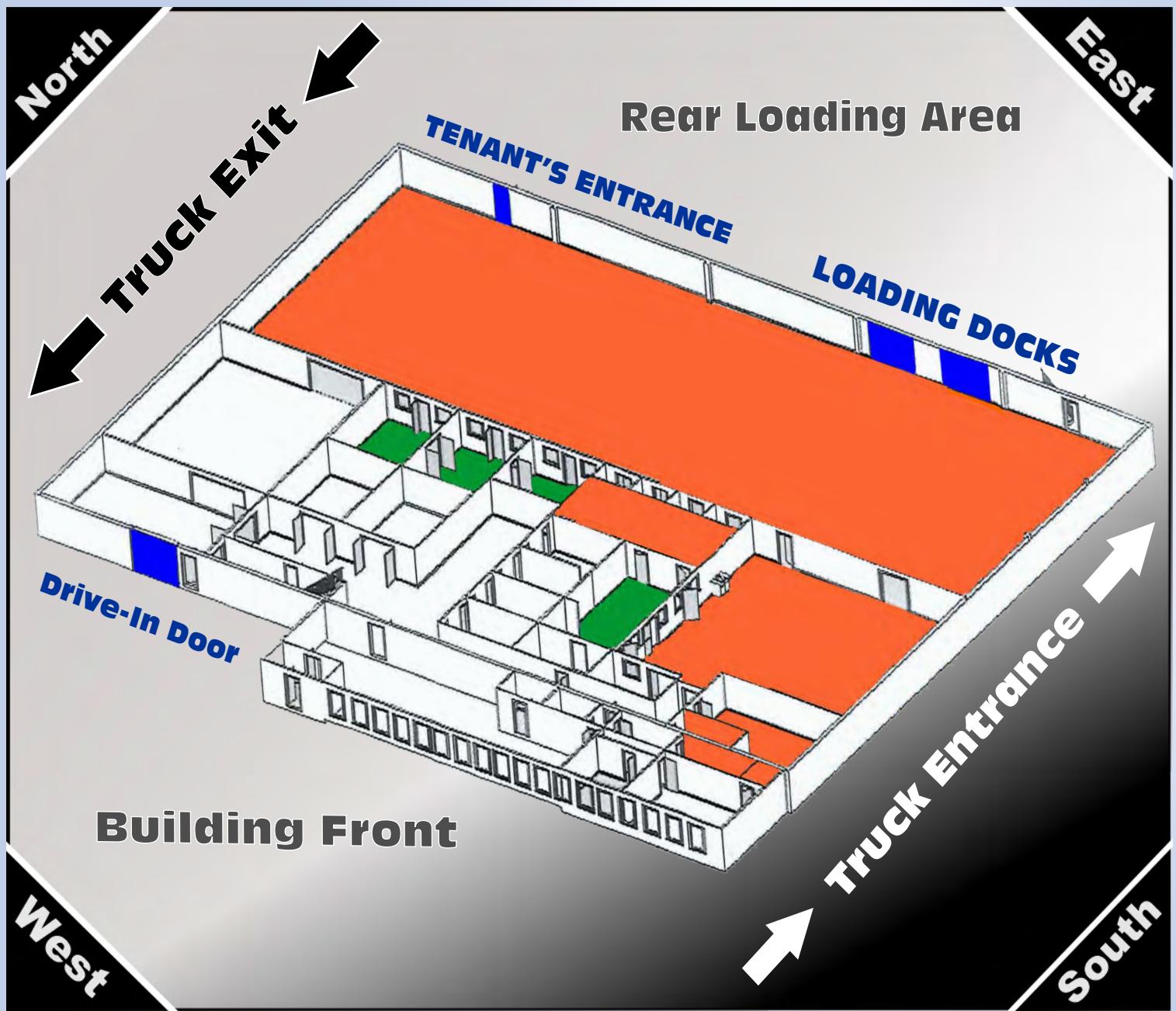
Office & Factory Bathrooms

Kitchen / Break Room

Drive-In, Loading Dock(s), & Tenant's Private Doors

Space Occupied by Owner

Truck Entrance & Exit



Loading Docks, Tenant's Entrance



Office Space

Warehouse & Other



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