



TOTOWA

COMMERCE CENTER

← TO NYC
25 MIN



46

EXIT 54

RIVERVIEW DRIVE



507,000 SF
43 ACRES | NNJ SHALLOW-BAY INDUSTRIAL PARK

ANDREW SIEMSEN

+1 201 306 5019
andrew.siemsen@kbcadvisors.com

HUNTER REID

+1 732 939 4511
hunter.reid@kbcadvisors.com



HIGHLY FUNCTIONAL SHALLOW-BAY PRODUCT



507,000 SF
NET RENTABLE AREA



21' - 23'
CLEAR HEIGHTS



DRIVE-IN LOADING
AVAILABLE



SPRINKLERS
WET SYSTEM
THROUGHOUT



42.5
ACRES



DOCK LOADING
AVAILABLE



AVAILABLE SPACE OVERVIEW

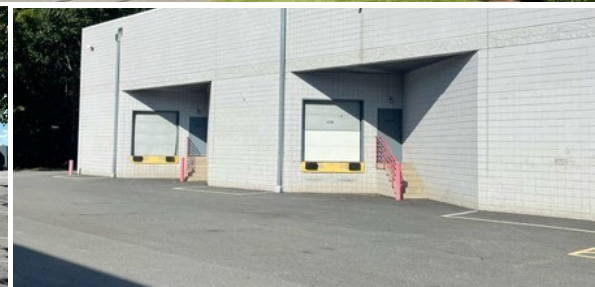
40 COMMERCE WAY
18,276 SF

2 TAILBOARDS
11/1/2024 OCCUPANCY



60 COMMERCE WAY
13,823 SF

2 TAILBOARDS
IMMEDIATE OCCUPANCY



11 COMMERCE WAY
5,407 SF

1 TAILBOARD
12/1/2024 OCCUPANCY



ANDREW SIEMSEN
+1 201 306 5019
andrew.siemsen@kbcadvisors.com

HUNTER REID
+1 732 939 4511
hunter.reid@kbcadvisors.com



EXCELLENT LOCAL ACCESS

CONNECTIVITY



WITHIN TEN MINUTES OF THE PARK

NJ TRANSIT
The Way To Go.



MASS TRANSIT
ACCESS VIA
NJ TRANSIT

BUS STOP AT ENTRANCE TO COMMERCE WAY



TO NYC / GWB

TO NYC / PORTS

RIVERVIEW DRIVE

EXIT 54

ANDREW SIEMSEN
+1 201 306 5019
andrew.siemsen@kbcadvisors.com

HUNTER REID
+1 732 939 4511
hunter.reid@kbcadvisors.com



 NEWARK LIBERTY INT'L AIRPORT
23.1 MILES

 NJ TURNPIKE EXIT 14A
24.6 MILES

 NEWARK BAY BRIDGE
26 MILES

 HOLLAND TUNNEL
20.6 MILES

 NJ TURNPIKE EXIT 13A
23 MILES

 PORT NEWARK ELIZABETH
25 MILES

 GOETHALS BRIDGE
28.1 MILES

 LINCOLN TUNNEL
18 MILES

 NS INTERMODAL ELIZABETH
25.4 MILES



ANDREW SIEMSEN
+1 201 306 5019
andrew.siemsen@kbcadvisors.com

HUNTER REID
+1 732 939 4511
hunter.reid@kbcadvisors.com



KBC ADVISORS | NEW JERSEY 90 Woodbridge Center Drive, Ste. 110 Woodbridge, NJ 07095

© 2024 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

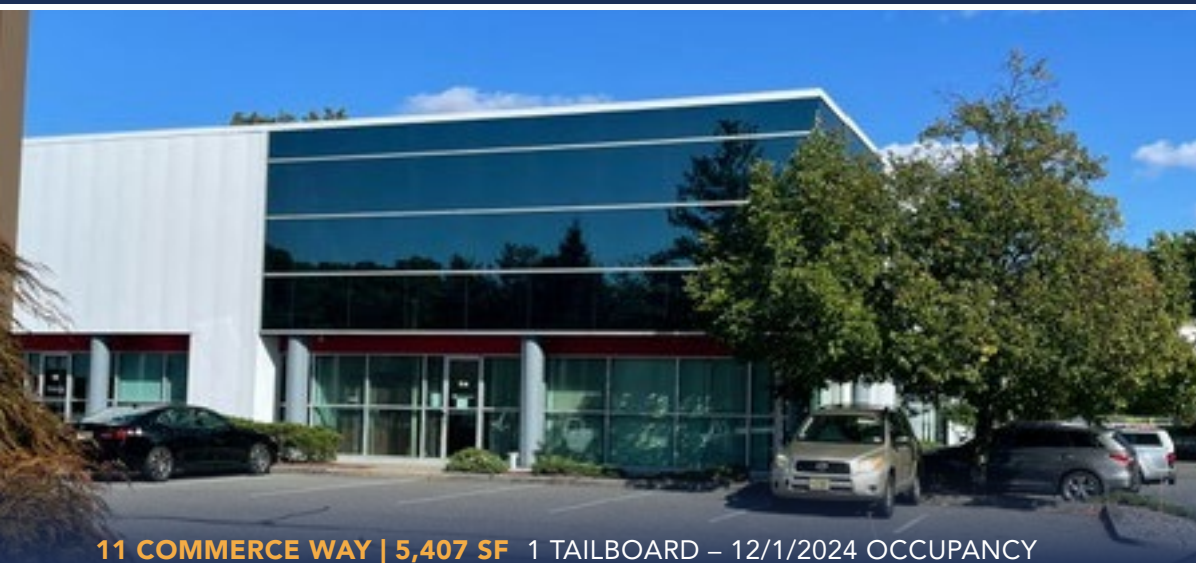
AVAILABLE SPACE OVERVIEW



40 COMMERCE WAY | 18,276 SF 2 TAILBOARDS | 11/1/2024 OCCUPANCY



60 COMMERCE WAY | 13,823 SF 2 TAILBOARDS – IMMEDIATE OCCUPANCY



11 COMMERCE WAY | 5,407 SF 1 TAILBOARD – 12/1/2024 OCCUPANCY