

AVAILABILITY DETAILS

<b>Total Unit Size</b>	±60,000
<b>Warehouse</b>	±57,587 SF
<b>Office &amp; Lockers</b>	±2,414 SF
<b>Ceiling Height ±</b>	9' – 28'
<b>Loading Docks</b>	1 (potential to add 2 additional)
<b>Drive-in Doors</b>	1
<b>Power</b>	3 Phase, Heavy
<b>Outside Storage/Parking</b>	±20,000 SF

Ceiling Height Breakdown

<b>28'</b>	±6,000 SF
<b>18'</b>	±18,000 SF
<b>11' – 16.5'</b>	±11,000 SF
<b>12' – 14'</b>	±7,100 SF
<b>9'</b>	18,000 SF

Floor Area Breakdown

<b>1st Floor</b>	±42,000 SF
<b>2nd Floor</b>	±11,000 SF
<b>3rd Floor</b>	±7,100 SF
<b>Freight Elevator</b>	Yes

AVAILABILITY HIGHLIGHTS

Industrial/Flex warehouse suited for a variety of uses located in prime Northern New Jersey location with nearby access to routes 46, 206, and I-80. The property is undergoing significant renovations including lighting, white boxing of all warehouse areas, removal of old ceiling infrastructure, and additional repairs.

The space is comprised of 3 sections including a 24,000 SF high bay area of 18'-28' ceiling height, mfg/assembly/storage area of 18,000 SF with 9'-10' ceilings and 2 freight elevator serviced upper stories of 11,000 SF and 9,000 SF with ceiling heights ranging from 11' – 16.5'.

The site also has two additional outside storage and parking areas that can be made available and are suitable for surplus employee parking, service vehicles, trailers and/or IOS.

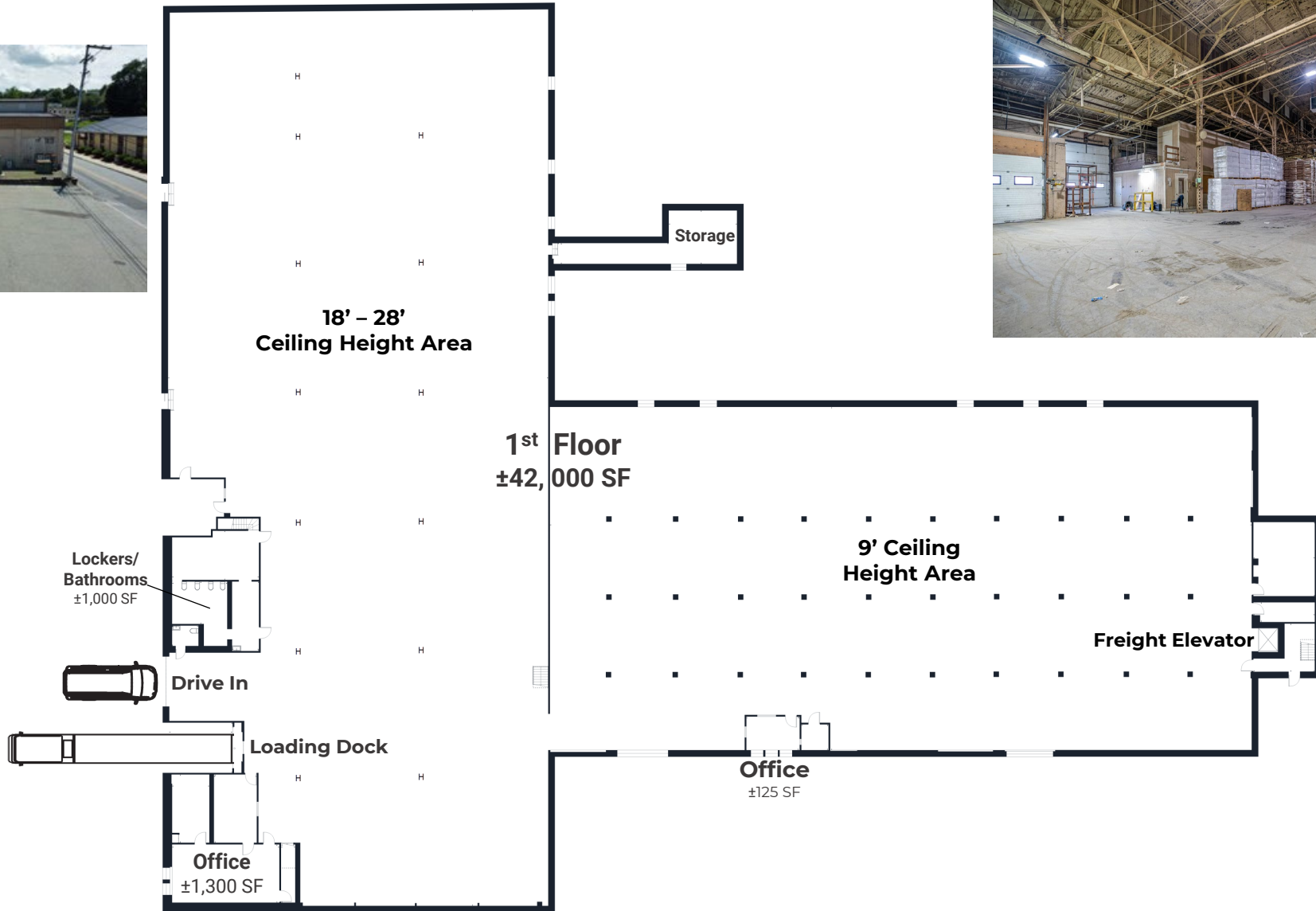
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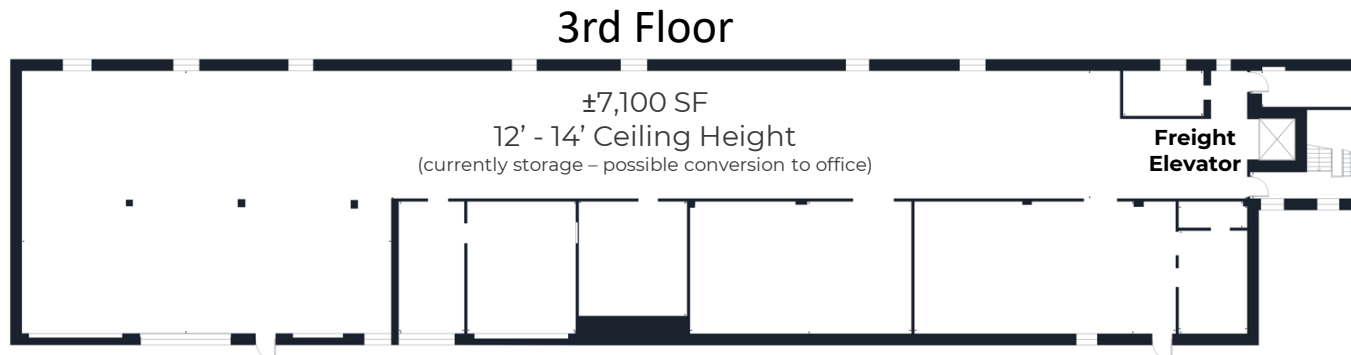
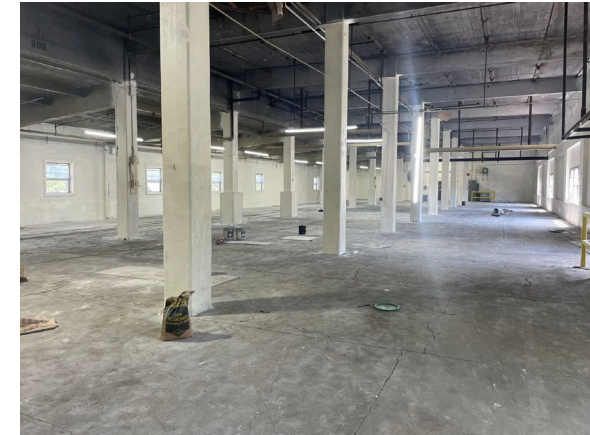
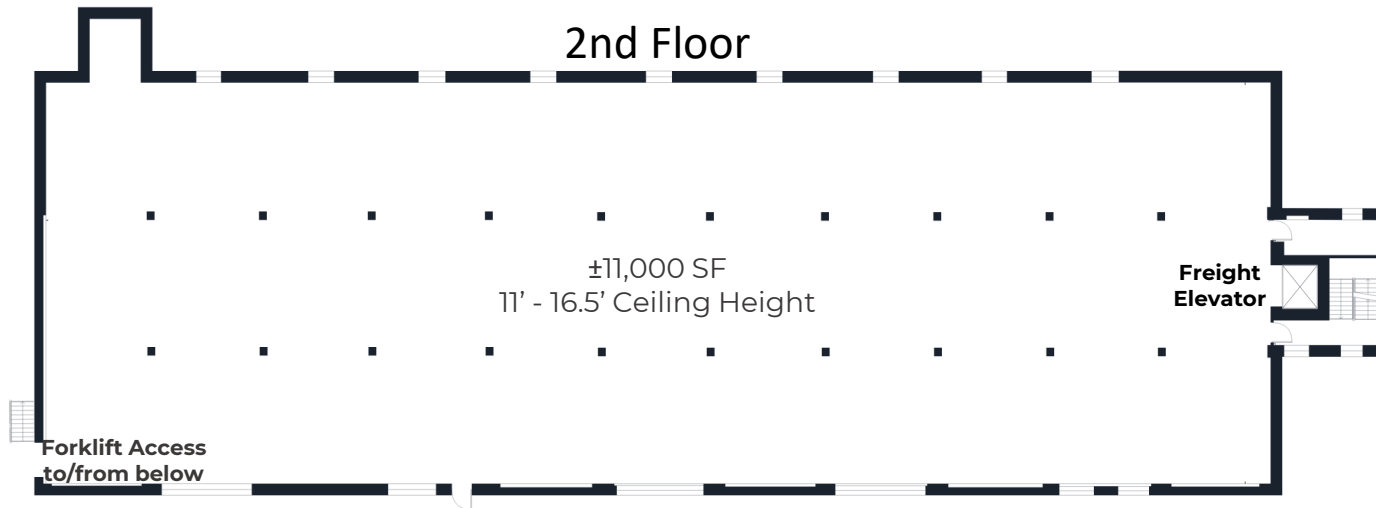
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