

734

GRAND AVENUE
RIDGEFIELD, NJ

32,840 sq. ft.
Divisible

Immediate access to
Route 46. Close proximity
to **I-80 & I-95.**

SESSION

CBRE



Google Earth

734

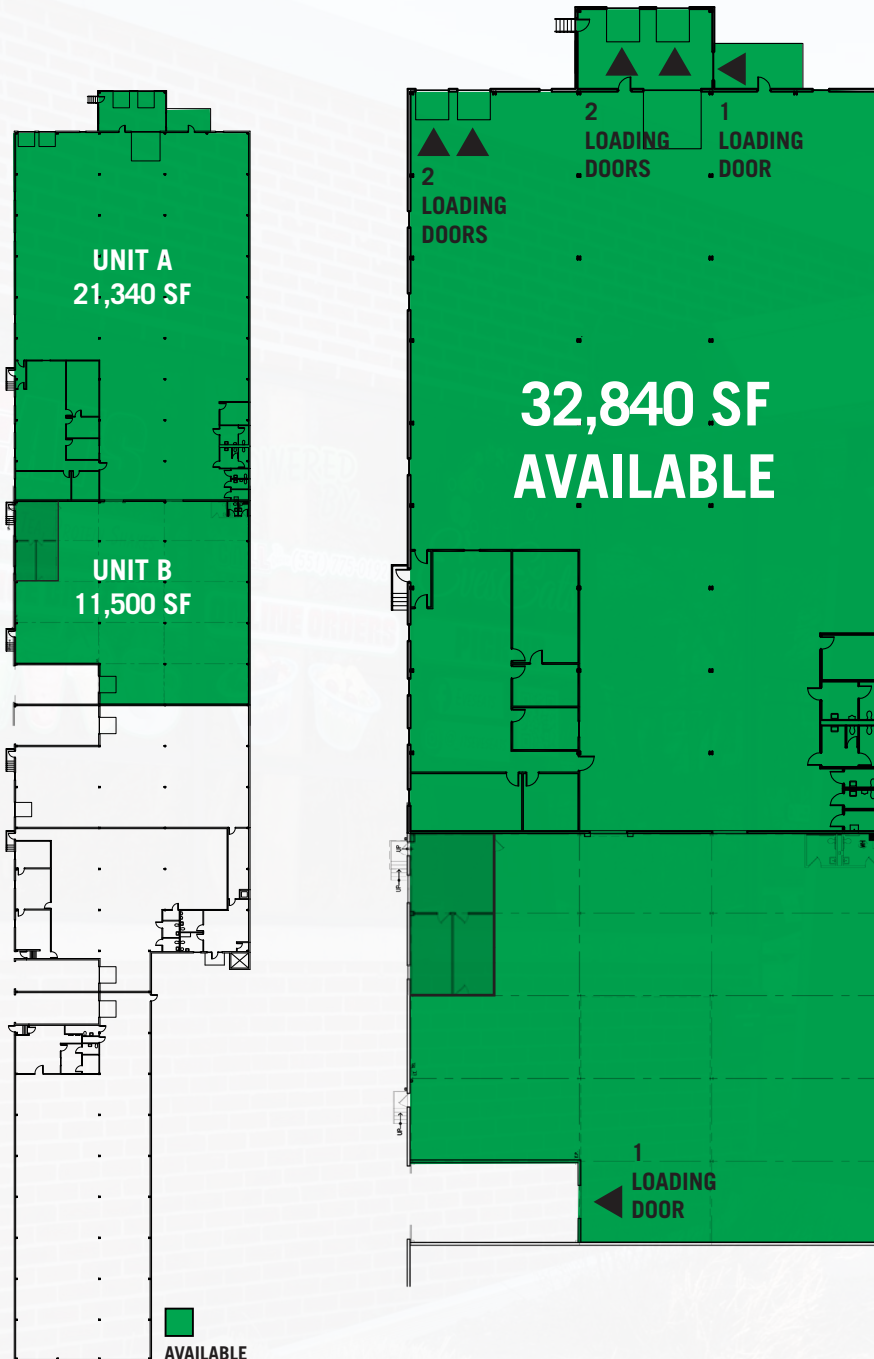
GRAND AVENUE
RIDGEFIELD, NJ



70,875 SF
TOTAL BUILDING SIZE



2.7
ACRES



AVAILABLE

32,840 SF - DIVISIBLE
UNIT A: 21,340 SF
UNIT B: 11,500 SF

OFFICE

UNIT A: ±2,680 SF
UNIT B: ±830 SF

CEILING HEIGHT

UNIT A: 16'
UNIT B: 13' - 19'

COLUMN SPACING

40' x 20', 20' x 32'

DOCK DOORS

UNIT A: 5
UNIT B: 1

SPRINKLER

WET

POWER

3-PHASE, 200 AMP

PARKING

IN COMMON

DATE AVAILABLE

UNIT A: MARCH 1, 2024
UNIT B: IMMEDIATE

734

GRAND AVENUE
RIDGEFIELD, NJ



734 GRAND AVENUE



Overpeck Creek

Mill Creek

Bell Dr

Bergen Turnpike

Railroad Ave

Linden Ave

GRAND AVENUE

Broad Av

Virg

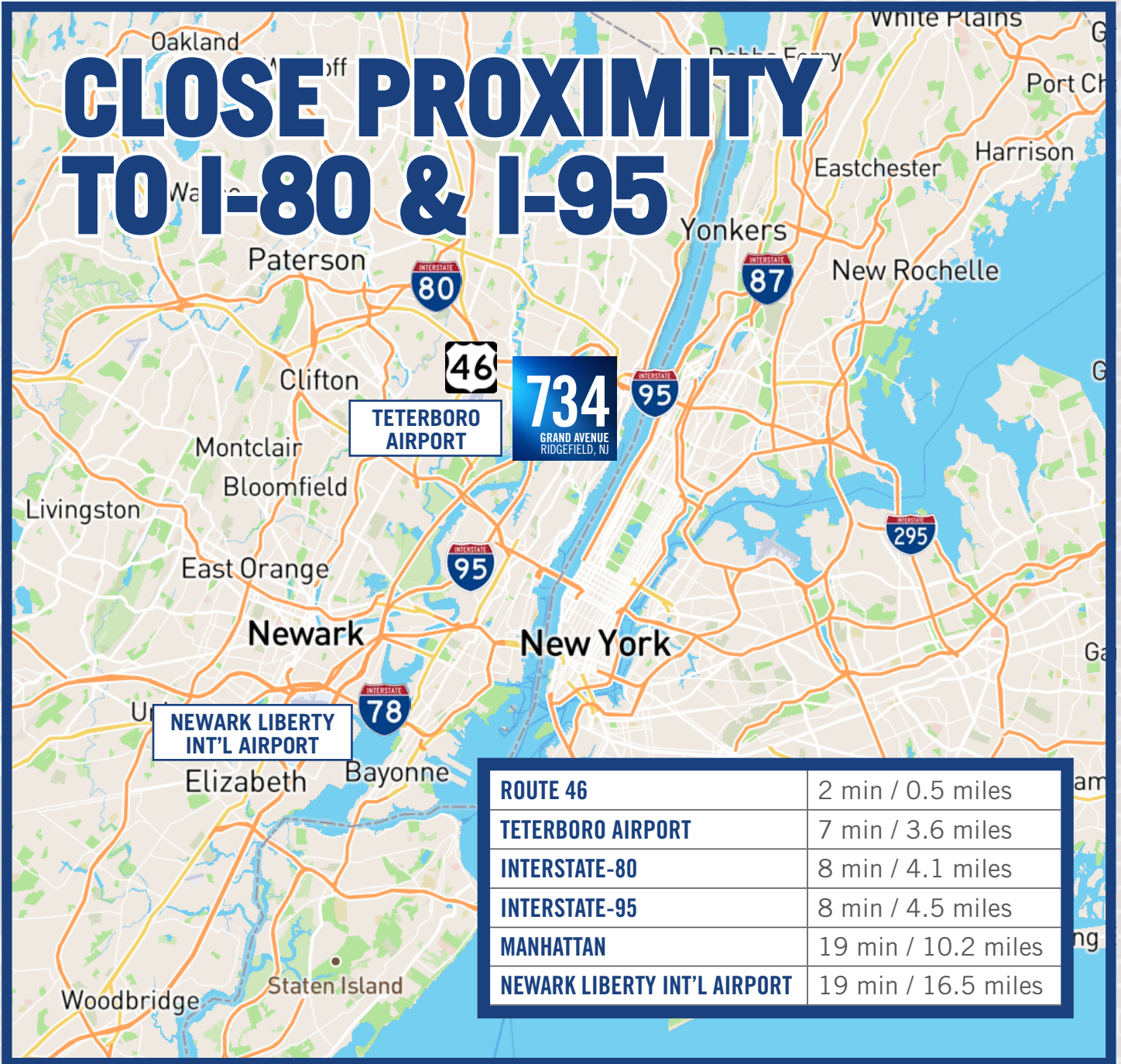
IMMEDIATE ACCESS TO ROUTE 46



UNIT A | 21,340 SF

UNIT B | 11,500 SF

CLOSE PROXIMITY TO I-80 & I-95



ROUTE 46	2 min / 0.5 miles
TETERBORO AIRPORT	7 min / 3.6 miles
INTERSTATE-80	8 min / 4.1 miles
INTERSTATE-95	8 min / 4.5 miles
MANHATTAN	19 min / 10.2 miles
NEWARK LIBERTY INT'L AIRPORT	19 min / 16.5 miles

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