

INDUSTRIAL SPACE FOR SUBLEASE

40 WHELAN ROAD

EAST RUTHERFORD, NJ 07073



PROPERTY OVERVIEW

BUILDING SF: ±23,746 SF

OFFICE SF: ±2,500 SF

CEILING HEIGHT: 24' Clear

LOADING: 3 Loading Docks, 1 Drive-In

COLUMNS: 27' x 27'

AVAILABILITY: Immediate

SUBLEASE TERM: Through February 2027

40 Whelan Road

EAST RUTHERFORD, NJ

Located in the heart of the Meadowlands, 40 Whelan Rd is a freestanding +/-23,746 SF warehouse that offers unmatched ceiling height and loading capabilities compared to any existing competitive warehouses in the Meadowlands submarket. With immediate access to I-95 and other major highways the building centrally located between the main arteries to NYC and a short distance to Port Newark. The subject property is zoned Light Industrial making this an ideal fit for a light manufacturing or distribution operation.

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Michael Schaible
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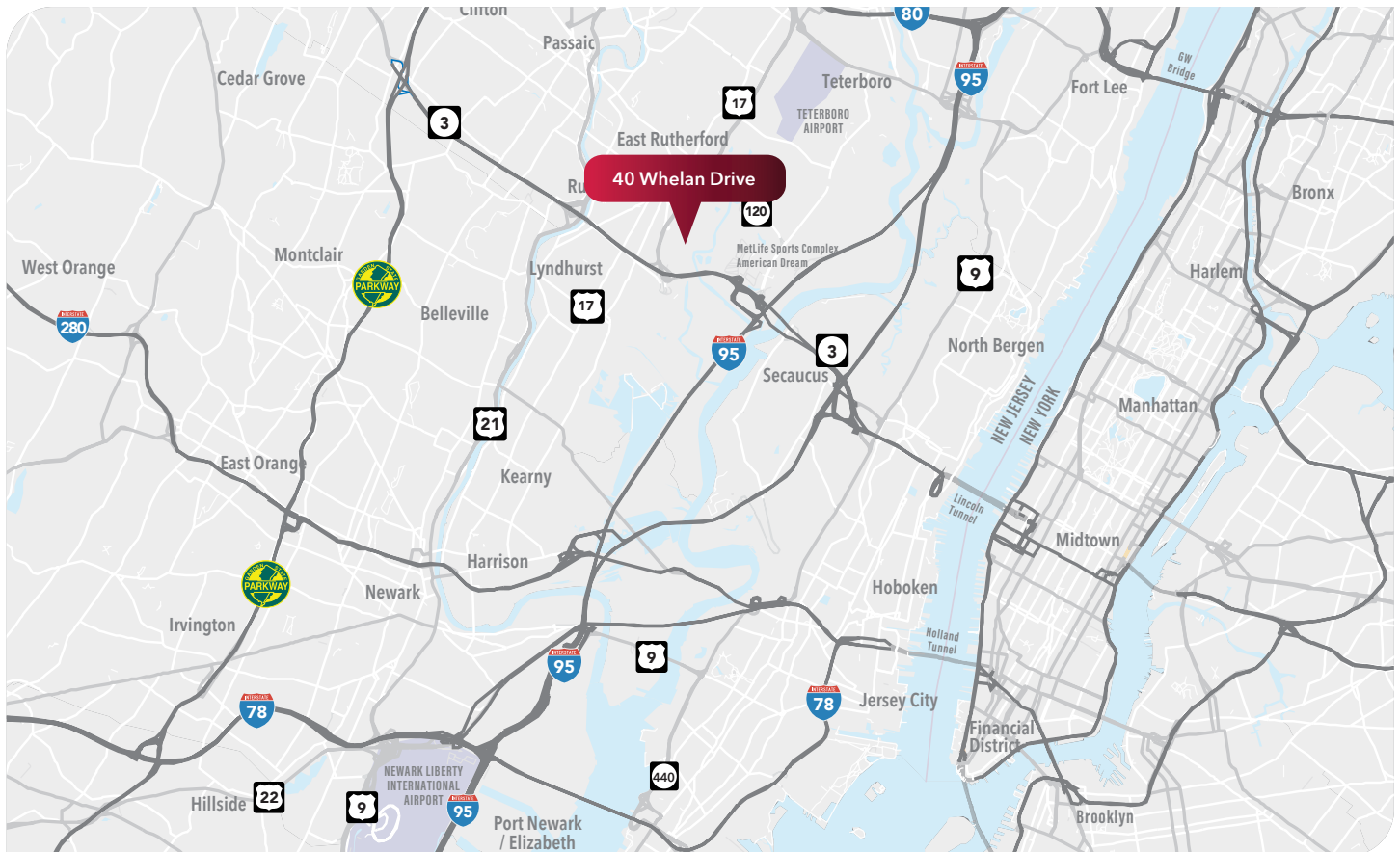
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AREA MAP



LOCATION FEATURES:

- Close proximity to Routes 3, 17, 46, NJ Turnpike and the Garden State Parkway
- Lincoln Tunnel - 7.7 miles
- Holland Tunnel - 10.8 miles
- George Washington Bridge - 11 miles
- Newark Liberty International Airport - 14.5 miles
- Port Newark/ Elizabeth - 15 miles

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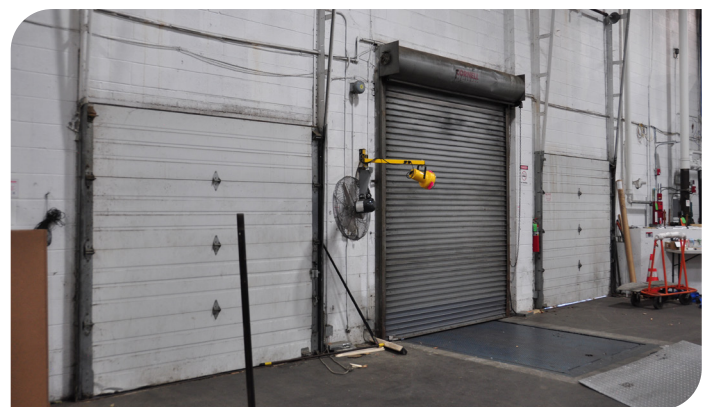
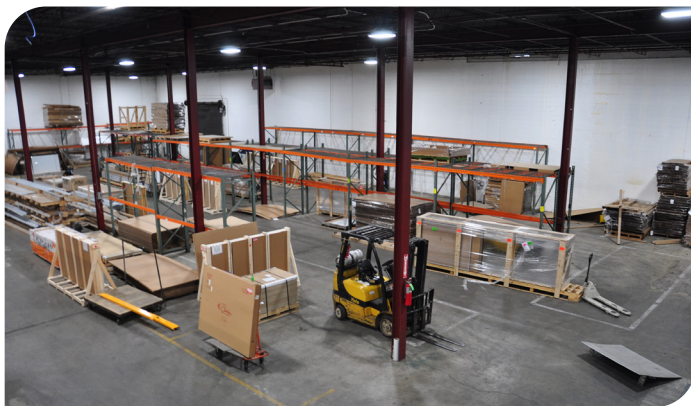


COMMERCIAL REAL ESTATE SERVICES

AERIAL PHOTO



INTERIOR PHOTOS



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