

AVAILABLE FOR LEASE OR SALE

83 BROAD AVENUE

Fairview, NJ

± 65,408 SF ON 4.7 ACRES

Building and/or Parking Available
Short Term or Long Term

**CALL FOR
PRICING**

HIGH-FLOW-THROUGH DISTRIBUTION FACILITY



**CUSHMAN &
WAKEFIELD**

REALTERM

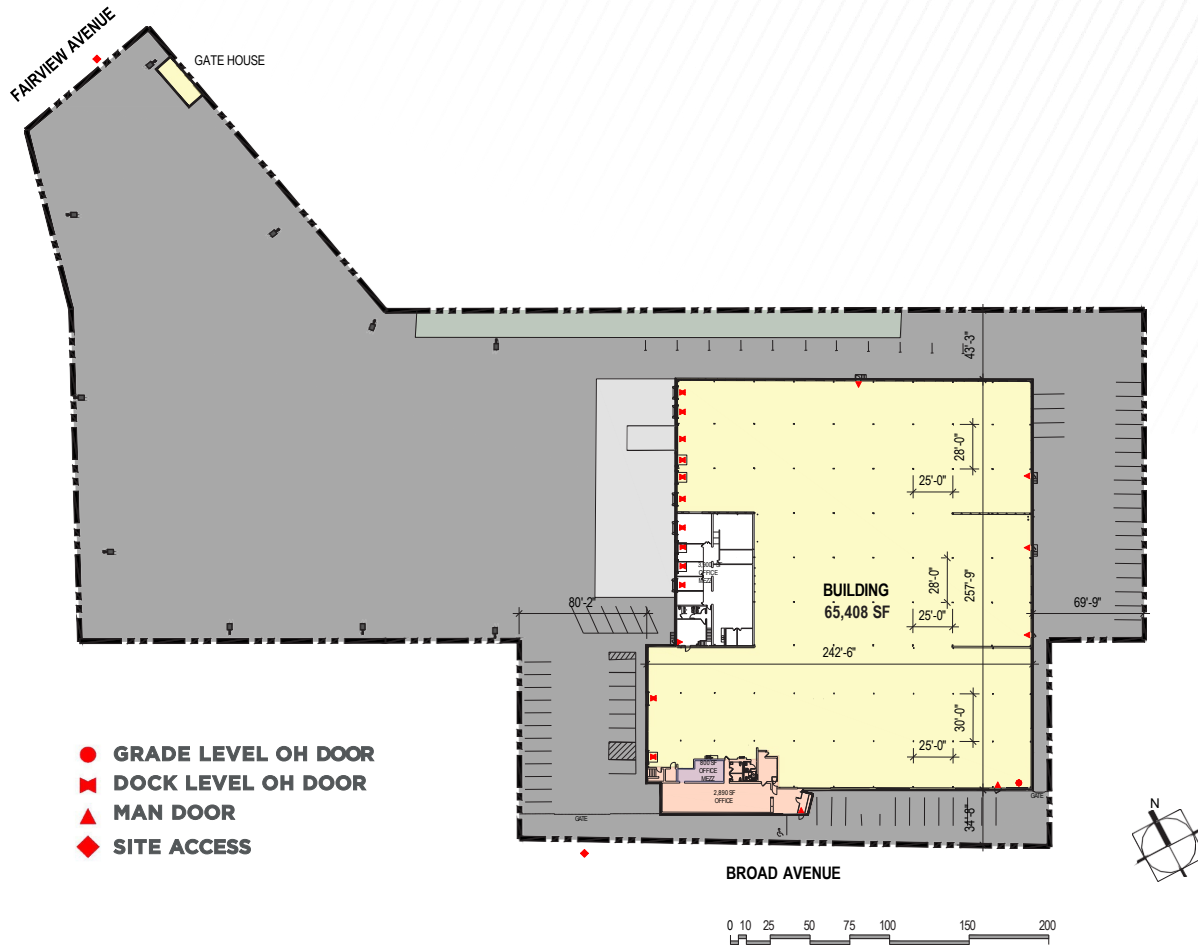
PROPERTY HIGHLIGHTS

Total Available + 65,408 SF on 4.7 Acres

- ± 57,348 SF Warehouse Area
- ± 3,360 SF Ground Floor Office
- ± 4,700 SF Mezzanine Office
- 18' - 21' 5" Clear Height
- Wet Sprinkler System
- 10,000 Amps Power
- 12 Loading Docks | 1 Drive-in Door
- HVAC in Warehouse
- Zoned Industrial
- Fenced Yard Space for Additional Parking/Outdoor Storage
- Excellent Access to GW Bridge, Lincoln and Holland Tunnels

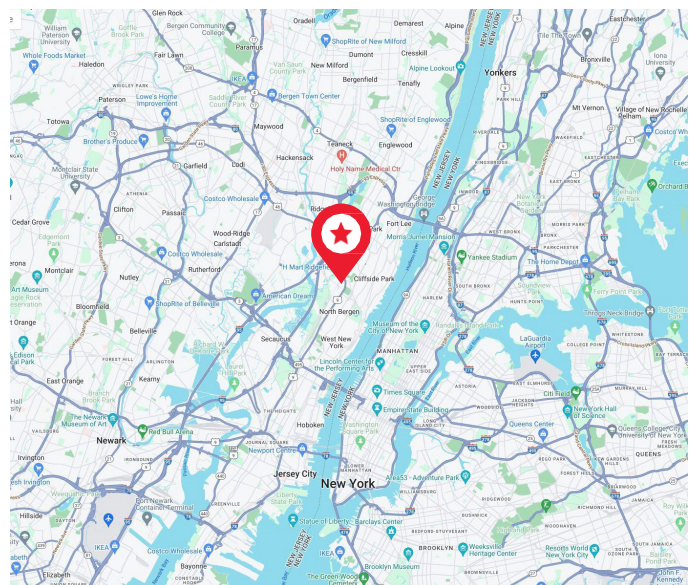


SITE PLAN

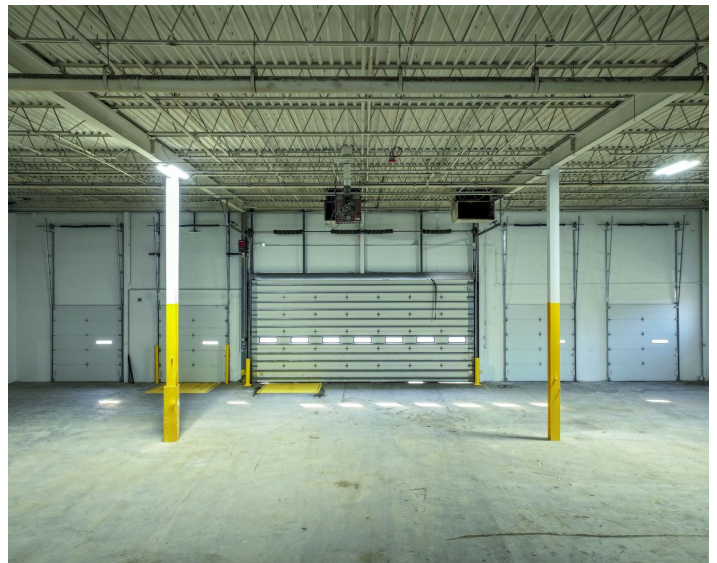
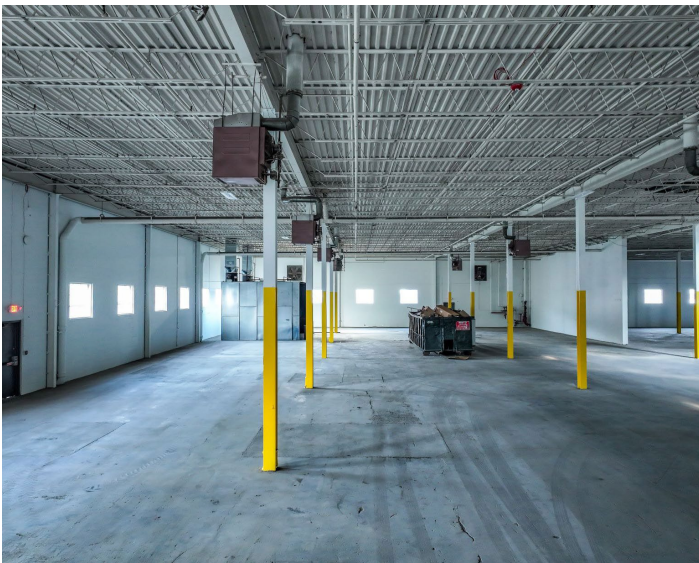


Potential User Types

- Food & Beverage Distribution
- Last-Mile / Final-Mile
- Parcel Delivery
- Transload / Port Related
- Electric Vehicle (EV) Storage and Charging
- Fleet Services
- Building Supply/Contractor Yard



PROPERTY PHOTOS



THE LOCATION



3.1 MILES

I-95



4.3 MILES

I-80



4.9 MILES

GEORGE WASHINGTON
BRIDGE



6.7 MILES

LINCOLN TUNNEL



10 MILES

MANHATTAN



11.2 MILES

HOLLAND TUNNEL



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