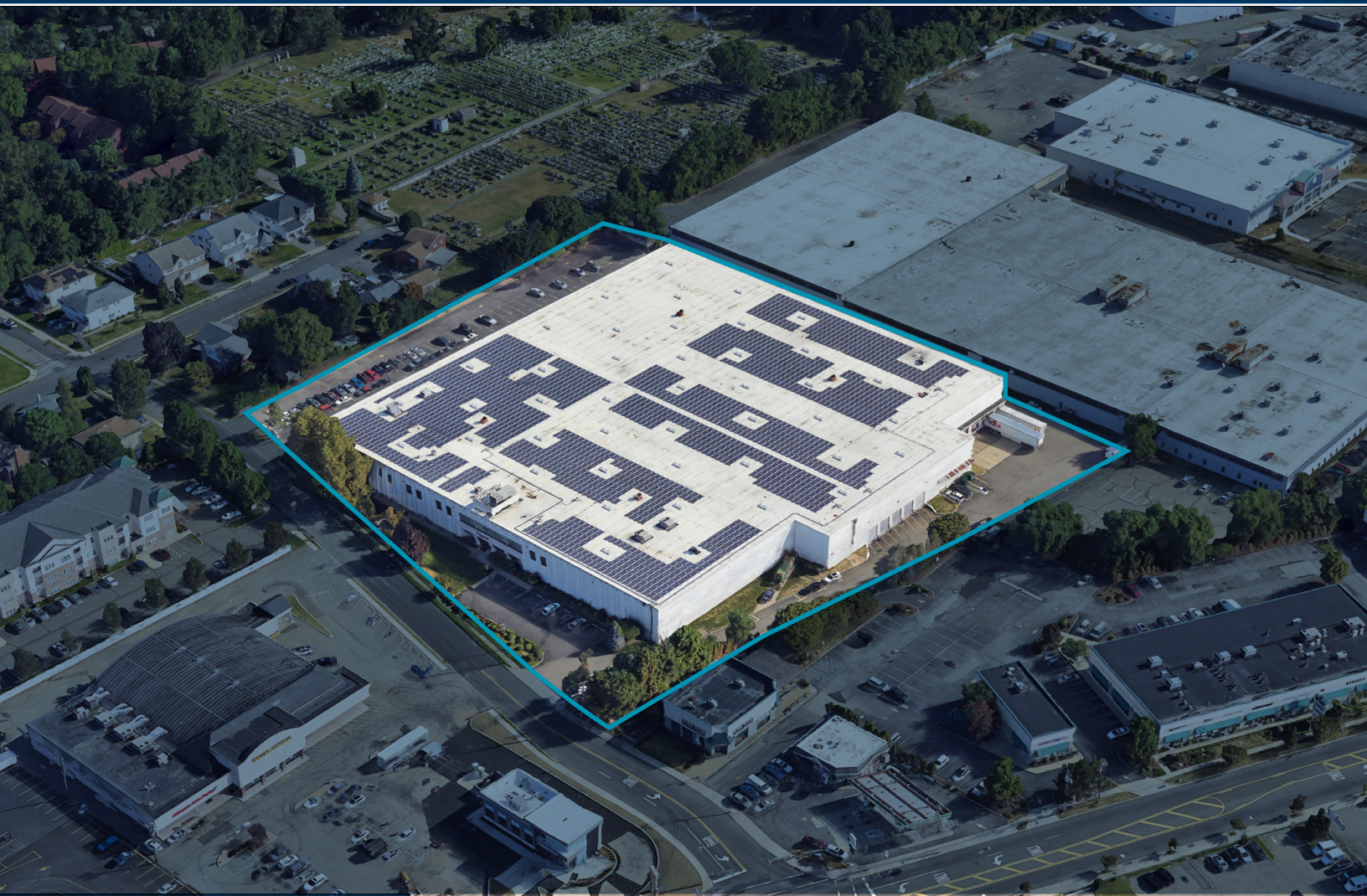


# 5

## SAMPSON STREET

SADDLE BROOK, NEW JERSEY

**179,825 SF AVAILABLE | DIVISIBLE TO ±100,000 SF**





## SITE PLAN

### Building Specifications



**REDUCED ELECTRIC COST**  
Due to solar on the roof



**DIVISIBLE**

<b>Building Size</b>	179,825 SF
<b>Warehouse Size</b>	142,169 SF
<b>Office/ Showroom</b>	37,656 SF on 2 Floors of Office/Showroom
<b>Loading</b>	10 (5 Interior) with levelers 3 Van height doors w/ edge of docks
<b>Car Parking</b>	Up to 165 Spaces

<b>Year Built</b>	1976
<b>Clear Height</b>	26'
<b>Power</b>	800 Amps
<b>Sprinkler</b>	Wet
<b>Lighting</b>	New LED with motion sensors

# EXCELLENT HIGHWAY CONNECTIVITY

A premier Saddle Brook location that is 1 mile from Interstate 80 and close to Route 17, Route 46 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 46	0.7 mi
I-80	1 mi
Route 17	1.5 mi
I-80	2.6 mi
NJ Turnpike (Exit 68A)	5.5 mi
GW Bridge	9.5 mi
Newark Airport	22 mi
Port Newark/Elizabeth	23 mi





**25 Minutes**  
to Newark Airport



**30 Minutes**  
to Port of Newark



**30 Minutes**  
to Midtown NYC

# CONTACT US

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