



GARDEN
STATE
REALTY

Northern New Jersey Industrial Portfolio



40 Pier Lane
Fairfield, NJ 07004

±37,048 SF | ±2.08 Acres
3 Buildings | 5 Tenants | Fully Leased



8 Kulick Road
Fairfield, NJ 07004

±23,200 SF | ±1.54 Acres
Single Tenant | Fully Leased

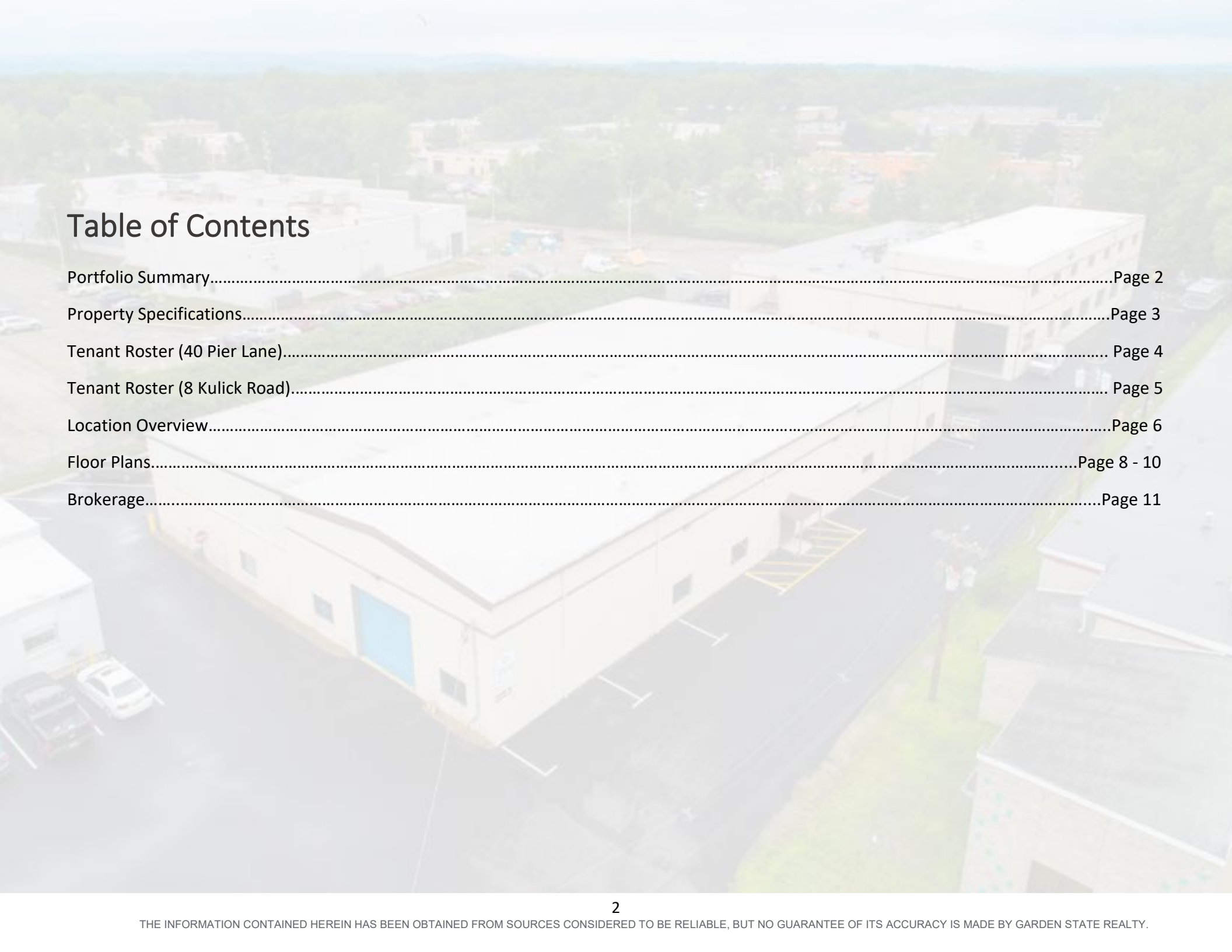


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Portfolio Summary

Garden State Realty is pleased to exclusively present **40 Pier Lane and 8 Kulick Road**; a 100% leased $\pm 60,428$ Square Foot Industrial Portfolio comprised of 4 buildings on 2 parcels in Fairfield, New Jersey. The properties have historically low vacancy and are leased to six tenants ranging in size from $\pm 1,200$ SF to $\pm 23,200$ SF. The buildings are situated in Northern New Jersey along the Route 80 Corridor, vacancy rates in this product type continue to be at record lows. The subject properties are located with convenient access to major highways including Routes 46, 80, 280, 287, 202 and 3. The properties are being sold as an investment package; however, ownership would entertain selling 40 Pier Lane and 8 Kulick Road individually.

Total Rentable SF	60,248
Number of Buildings	4
Number of Lots	2
Number of Tenants	6



Property Specifications

40 Pier Lane

Total Size: 37,048 SF	Building 1	Building 2	Building 3
Building Size	5,000	15,808	16,240
Warehouse SF	4,123	13,083	11,741
Office SF	877	2,725	4,499
Ceiling	12' - 14'	20' - 25'	22' - 32'
Drive Ins	2	2	3
Acres	2.08	2.08	2.08
Number of Tenants	1	2	2

8 Kulick Road

Building Size	23,200
Warehouse SF	20,200
Office SF	3,000
Ceiling	14'
Tailgates	4
Lot Size (Acres)	1.54
Number of Tenants	1

Tenant Roster

40 Pier Lane

(3 Buildings)

Building 1 (Single Tenant)

JMD Building Products: 5,000 SF | 4,123 SF Whse | 877 SF Ofc

Established in 2010, JMD Building Products is a certified DBE, WBE & SBE supplier of heavy construction, highway and building materials for publicly and privately funded commercial, industrial and municipal projects.

Building 2 (2 Tenants)

Just Cheer: 10,808 SF | 9,035 SF Whse | 1,773 Ofc

Founded in 1996, Just Cheer provides cheerleading, stunting and tumbling instruction. All classes are tailored to fit different skill levels for various ages. Just Cheer has competed locally in New Jersey, as well as all over the country (Orlando, Dallas, Anaheim, Atlanta, Las Vegas, Boston, Washington D.C., Myrtle Beach and Providence). The teams have won 60 plus National Championships and have received bids to compete at the Cheerleading World Championships.

General Thermal Corp: 5,000 SF | 4,048 Whse | 952 Ofc

Founded in 2005 General Thermal is a leading manufacturer of electric infrared heaters which are used in various industrial process heating applications. Their line of industrial infrared heater arrays is designed for accurate performance in the most exacting applications and industrial environments.

Building 3 (2 Tenants)

Harding Steel: 15,020 | 11,741 Whse | 3,279 Ofc

Founded in 1968, Harding Steel is a global manufacturer and supplier of fully automated, mechanical and custom vehicle parking lift systems.

Classic Kitchen & Design: 1,220 SF | 100% Ofc/Showroom

Founded in 2014, the company designs and installs kitchen cabinetry.

Tenant Information

8 Kulick Road

(Single Tenant)

Solbern Food Processing Equipment: 23,200 SF

Solbern has been innovating, manufacturing, and supplying industrial Food Processing Equipment to the Food Industry for over 60 years. Their Filling Equipment is designed for container sizes from retail up to large cans and gallons. Solbern enjoys a reputation for accuracy and durability. Their unique product line includes Container Fillers for free-flowing solid products, such as vegetables, pickled products, mushrooms, spices and delicate products. Their Liquid Filling Equipment can add brine, broth or sauce to pre-filled containers or fill non-carbonated liquids. One of their many specialties is filling non-carbonated liquids into aluminum cans at speeds of up to 1,400 cans per minute. Filling expertise has also expanded to The Pickle Industry, which has benefited from equipment developments such as, Pickle Packers, Automatic Spear Packers, Spear Cutters, Slab Slicer and Filler and other equipment widely used and recognized.

The popularity of Prepared Foods has provided an opportunity for Solbern to develop equipment to automate the folding or rolling of products such as burritos, egg rolls, taquitos, wraps, blintzes, and other dough based wrapped products. With over 170 lanes currently producing these products domestically and internationally, Solbern's position in this field is unmatched. They work with customers to supply equipment that consistently produces a superior quality product that is consistently uniform in size. This advantage, combined with labor reduction savings, empowers customers with the competitive edge needed for success in the highly competitive Food Industry.

Location Overview

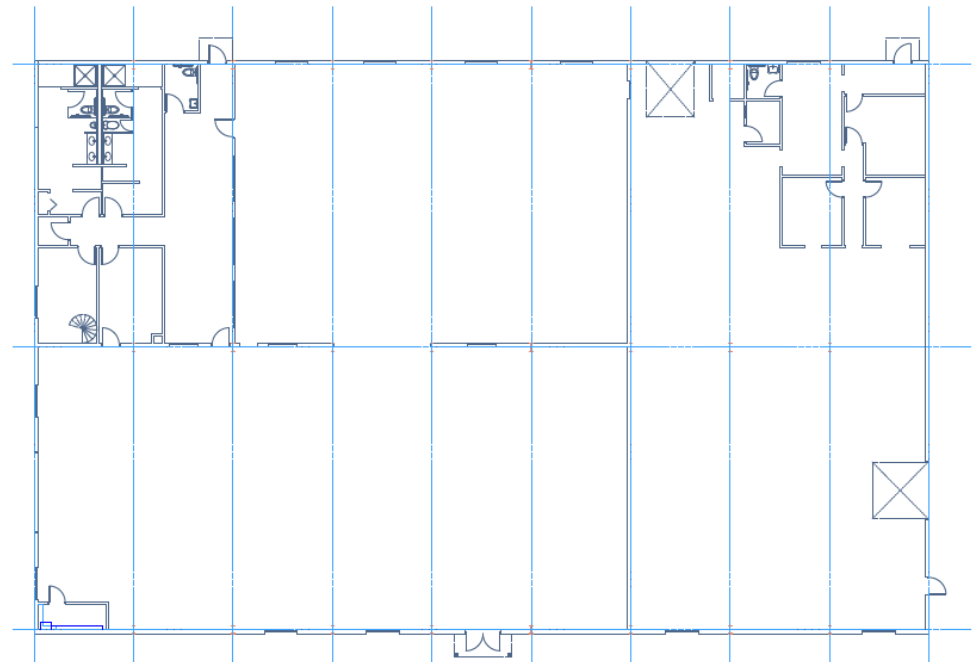
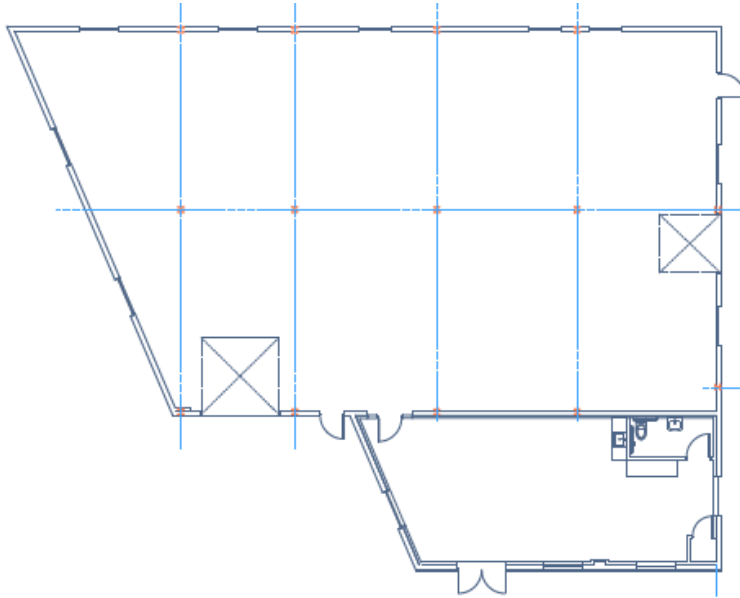


Floor Plan

40 Pier Lane

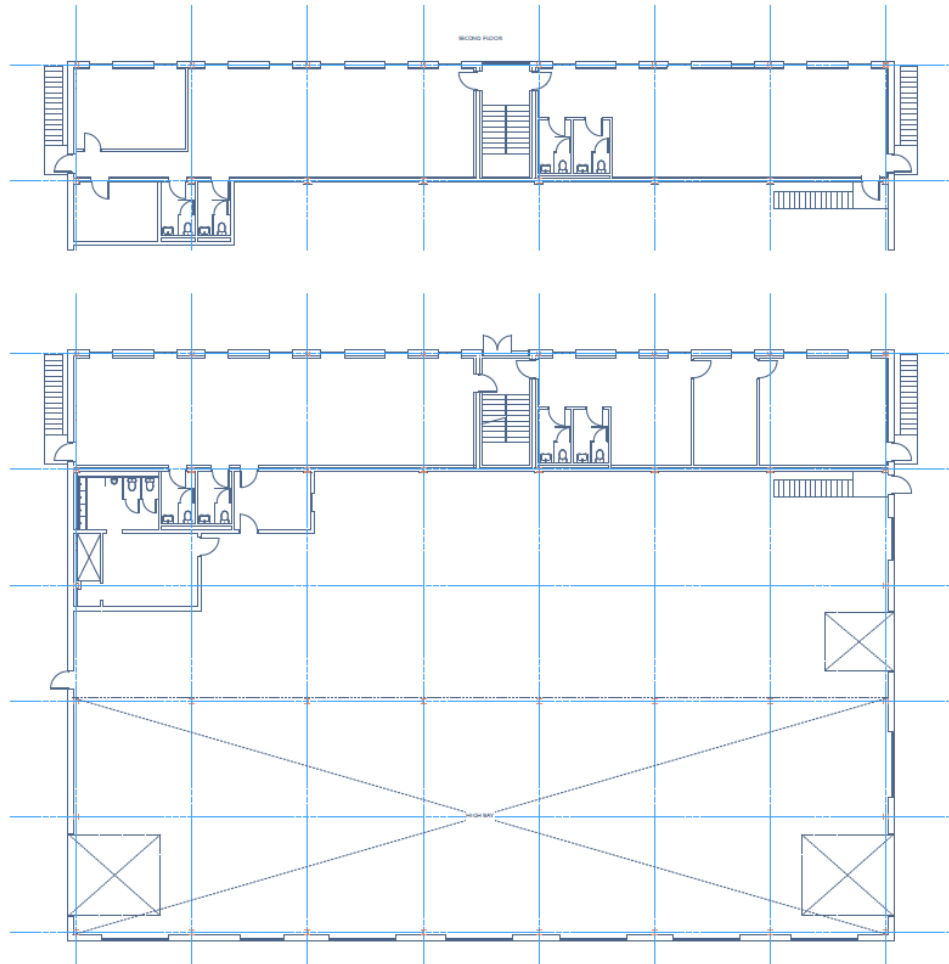
Building 1

Building 2



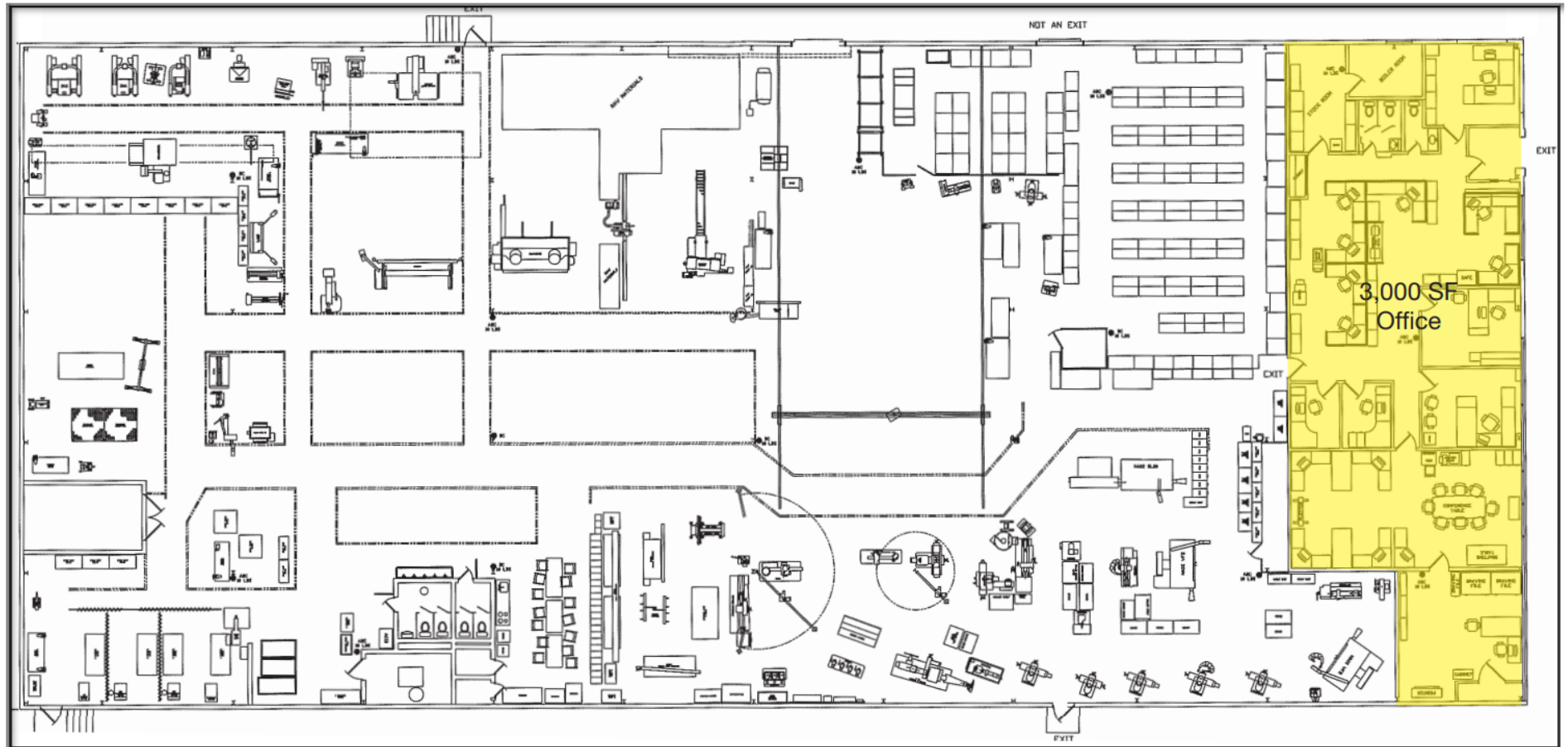
Floor Plan

40 Pier Lane Building 3



Floor Plan

8 Kulick Road



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