

Ridgefield Logistics Center

1000 US-46, RIDGEFIELD, NJ 07657

30-year tax PILOT



337,672 sq. ft.
AVAILABLE

65 total
DOCK DOORS

12,250 sq. ft.
ENTITLED OFFICE AREA

183
AUTO PARKING

40'
CLEAR HEIGHT

3
DRIVE-IN DOORS

AVAILABLE NOW!

Features

- Improved access for better truck Ingress / Egress
- Located on Rt-46, in the center of the premier Northern New Jersey submarket.
- Abundant car & trailer parking
- Within close proximity to major highways, port, and airport



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

78M+

square feet of logistics space

400+

warehouse, distribution and cold storage properties

56M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



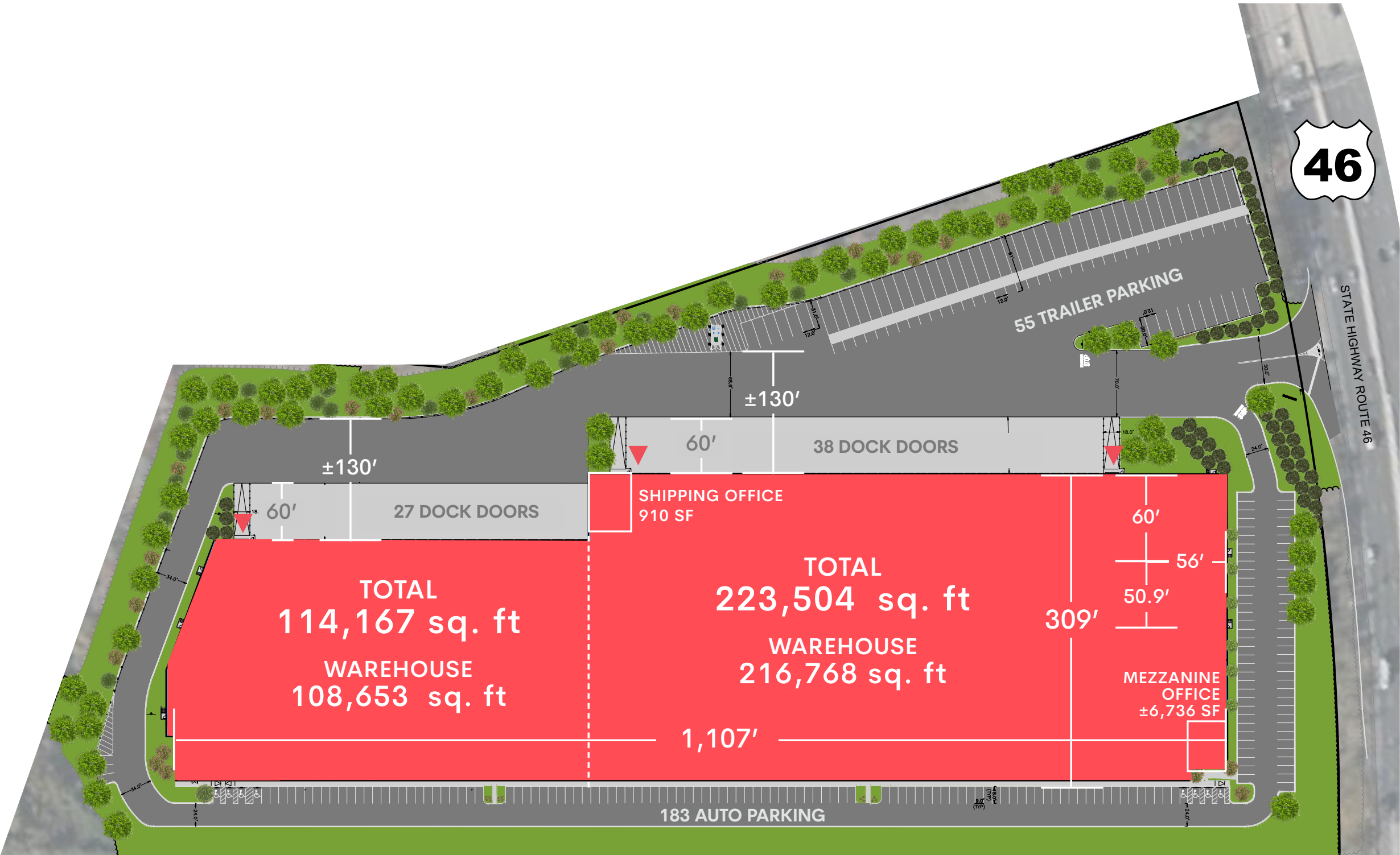
Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

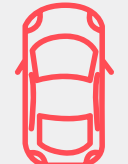



Building Specifications


Building Size	337,672 sq. ft.
Warehouse	325,421 sq. ft.
Entitled office area	12,250 sq. ft.
Spec office area	±6,736 sq. ft.
Clear Height	40'
Dimensions	1,107' x 309'
Column Spacing	50'9" x 56' (60' speed bays)
Dock Doors	65 doors
Drive-ins	3
Trailer Parking	55 stalls
Automobile Parking	183 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED
Power	3,000 amps





337,672 sq. ft.
TOTAL WAREHOUSE


**183**
Automobile Parking

**65**
Loading Spaces

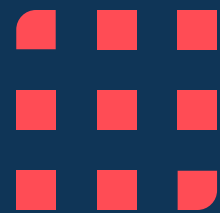
**40'**
Clear Height

**50'9" x 56'**
Column Spacing

**3**
Drive-ins

**130'**
Truck Court Depth



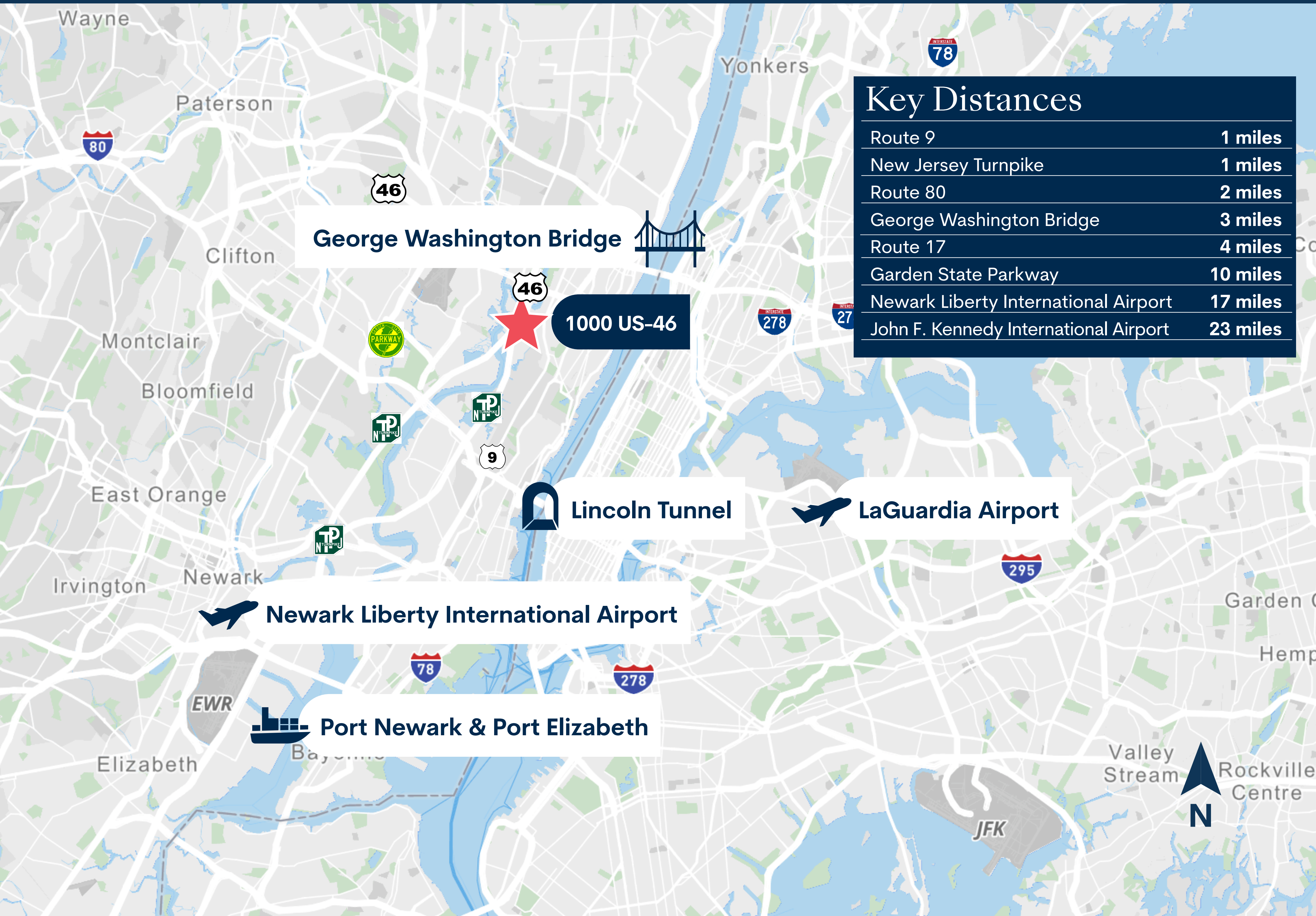


12,534,847
POPULATION

6,437,693
LABOR FORCE


\$74,842
MEDIAN HOUSEHOLD
INCOME

WITHIN A 20-MILE RADIUS



George Washington Bridge 

1000 US-46

 **Lincoln Tunnel**

 **LaGuardia Airport**

 **Newark Liberty International Airport**

 **Port Newark & Port Elizabeth**

Key Distances	
Route 9	1 miles
New Jersey Turnpike	1 miles
Route 80	2 miles
George Washington Bridge	3 miles
Route 17	4 miles
Garden State Parkway	10 miles
Newark Liberty International Airport	17 miles
John F. Kennedy International Airport	23 miles



Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier
working environment

100% LEED

Certified or higher on new development

Up to 75%

Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



sustainability

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CBRE

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