

19 VREELAND ROAD • FLORHAM PARK, NEW JERSEY 17000 sq ft

19

VREELAND FLORHAM PARK



OPPORTUNITY

19 Vreeland Road is one of the most significant new development projects in the Morris County submarket.

The centrally located Class A facility is well suited for a range of users due to its heavy power and abundant parking. The leasing opportunity will accommodate requirement size of +/- 72,000 Sq. Ft.



VREELAND ROAD



4 ACRES

72,000 SF AVAILABLE

BUILDING SIZE: ±72,000 SF

CLEAR HEIGHT: 26'

CAR PARKING: 4 Acres

LOADING DOCKS: 2

SPRINKLER: ESFR

Lighting: LED

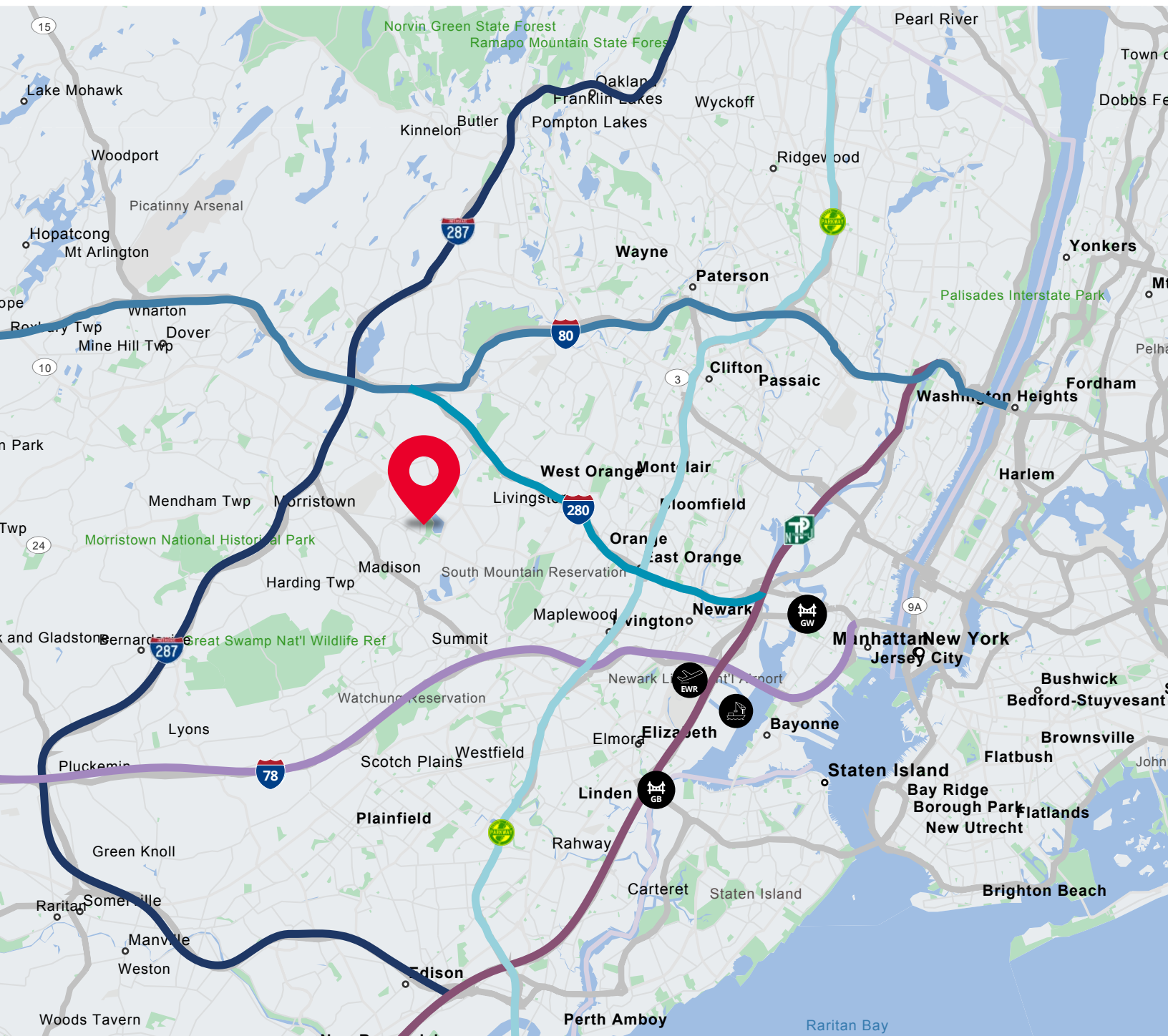
Office-to-Suit

POWER: Approx. 7,000 Amps

DELIVERY DATE: 2023

HIGHWAY CONNECTIVITY

I-280	5.2 mi
I-287	5.5 mi
Garden State Parkway	10.7 mi
Newark Int'l Airport	15.8 mi
NJ Turnpike	15.9 mi
Port Newark/Elizabeth	17.7 mi





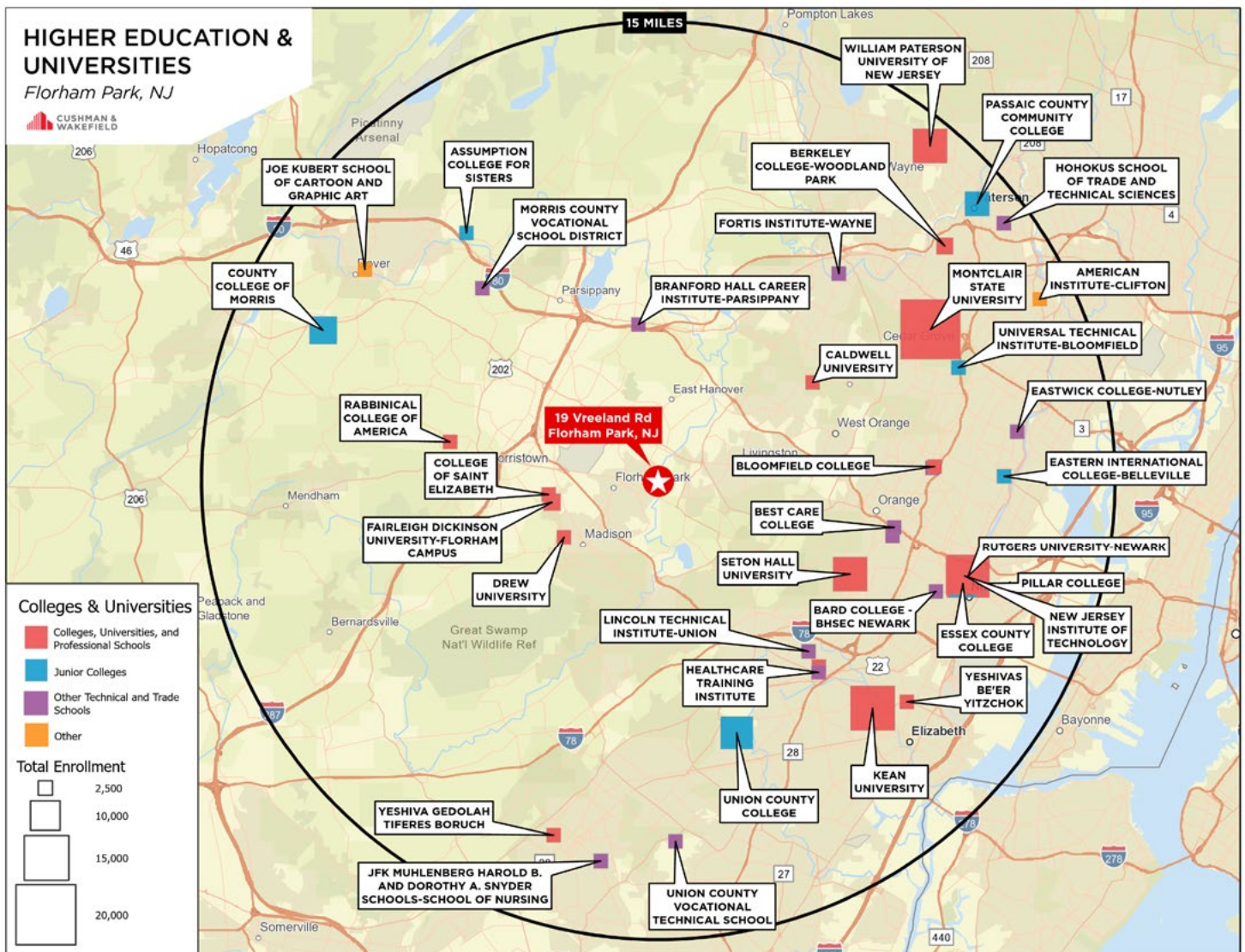
A DYNAMIC WORKPLACE

19 Vreeland Road offers an array of cafes, restaurants and bars, perfect for team lunches and after work drinks. The property is well-connected by bus and freeway.



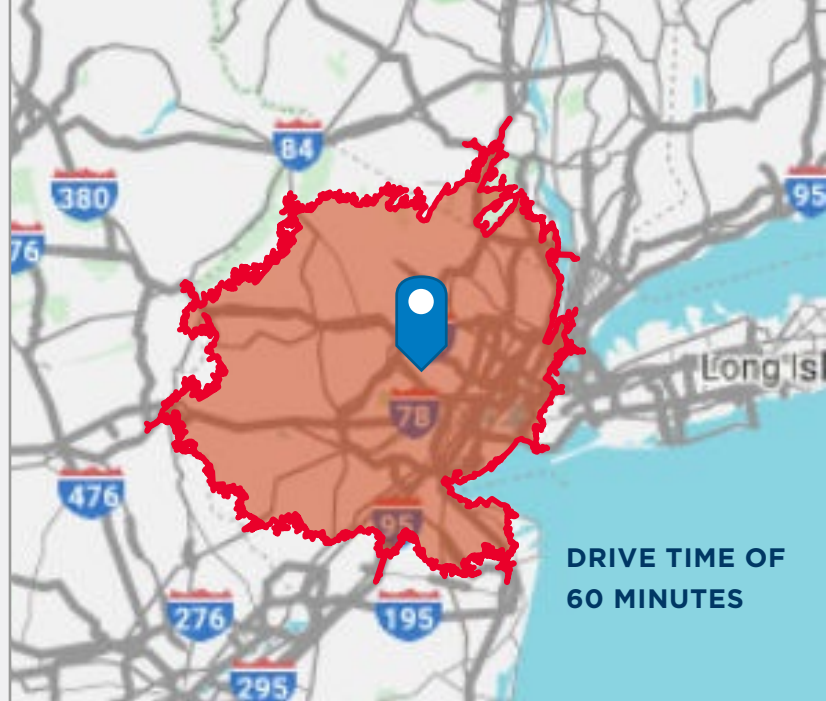
SMART MOVE

Tapping into the educated upcoming workforce.



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VREELAND
FLORHAM PARK



9,732,605
2021 TOTAL POPULATION



\$128,565
2021 AVG HOUSEHOLD INCOME

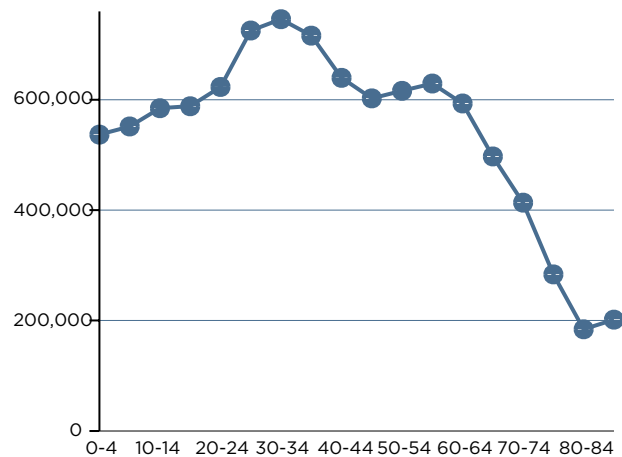


3,728,233
2021 TOTAL HOUSEHOLDS



38.6
2021 MEDIAN AGE

POPULATION BY AGE GROUP



EMPLOYMENT

10,504,662

2021 TOTAL DAYTIME POPULATION

3,277.7

2021 DAYTIME POPULATION DENSITY (POP/SQ MI)

52%

2021 DAYTIME POPULATION: WORKERS

403,632

2021 TOTAL (SIC01-99) BUSINESSES

48%

2021 DAYTIME POPULATION: RESIDENTS

5,532,236

2021 TOTAL (SIC01-99) EMPLOYEES



The STRO Companies actively pursue new “value-add” and “stabilized” industrial real estate acquisitions in the tri-state region with a focus on Northern New Jersey. STRO has a strong history of delivering optimum results for their investors, partners and tenants.

For sellers and brokers, STRO brings a wealth of resources beyond just capital to every transaction. STRO is committed to closing quickly and on-time, as promised

For tenants, it's the assurance of leasing from a first-class organization with a full complement of strong property management services

For partners, STRO offers an in-depth knowledge of the industrial properties and markets unmatched by anyone

To learn more about the STRO Companies, visit their website at www.stro.com



CONTACT US

FOR MORE INFORMATION

BILL WAXMAN, SIOR

VICE CHAIR

+1 201.394.9989

bill.waxman@cushwake.com

MINDY LISSNER, SIOR

Vice Chair

+1 732.243.3102

mindy.lissner@cushwake.com

DAVID GHERIANI

Executive Director

+1 732.243.3108

david.gheriani@cushwake.com

CHRISTINE EBERLE

Managing Director

+1 201.650.8886

christine.eberle@cushwake.com

