

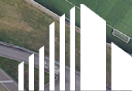
AVAILABLE FOR LEASE OR SALE

# 500 SCHUYLER AVE

NORTH ARLINGTON, NJ 07031



**±17.3 Acres With Existing ±174,372 SF Building  
OR Potential Redevelopment**



**CUSHMAN &  
WAKEFIELD**

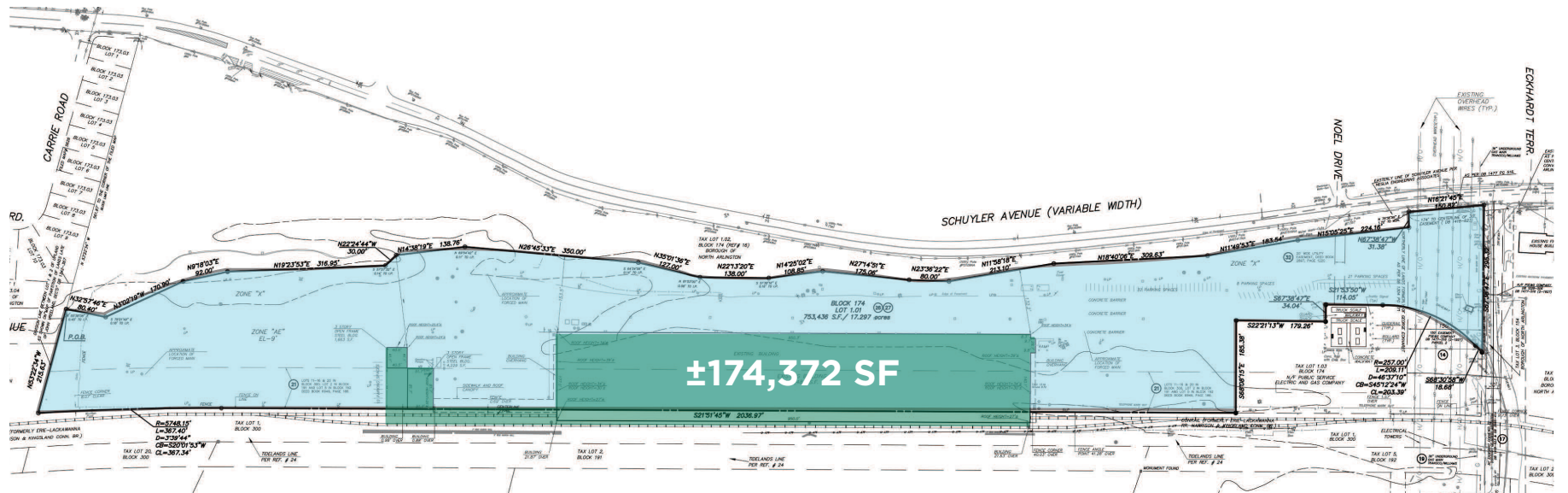
# 500 SCHUYLER AVENUE NORTH ARLINGTON, NJ 07031

## FOR LEASE OR SALE

### EXISTING

#### PROPERTY OVERVIEW

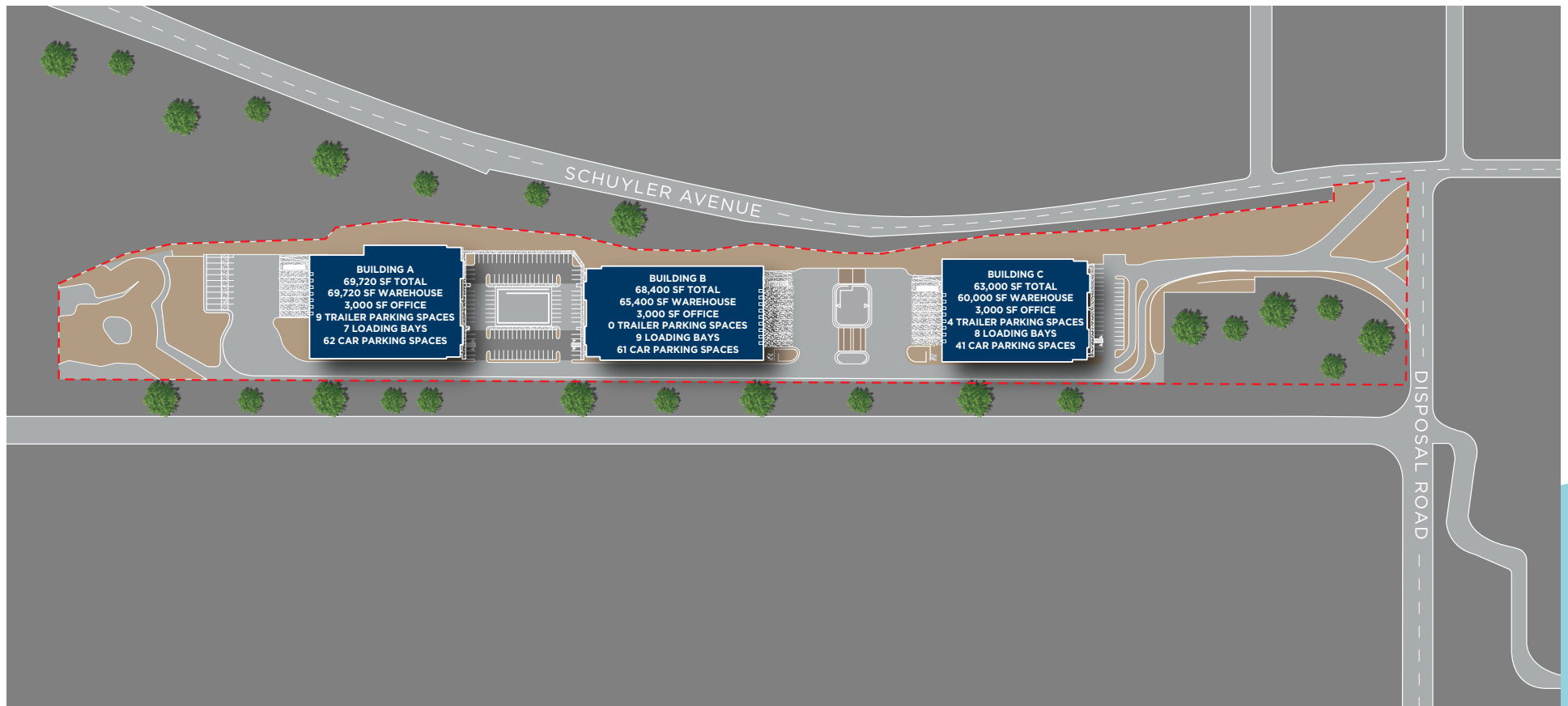
Building Size	±174,372 SF	Columns	Column free
Office Area	±2,000 SF Mezzanine	Loading	14 dock doors 8 drive-in doors (20'×30') 2 drive-in doors 4 rail doors
Acreage	±17.297	IOS/Parking	±8.3 Acres
Power	Heavy	Property Taxes	TBD
Ceiling Height	32'-39'	Asking Rent	Call for pricing.



500 SCHUYLER AVENUE  
NORTH ARLINGTON, NJ 07031

FOR LEASE OR SALE

# POTENTIAL REDEVELOPMENT



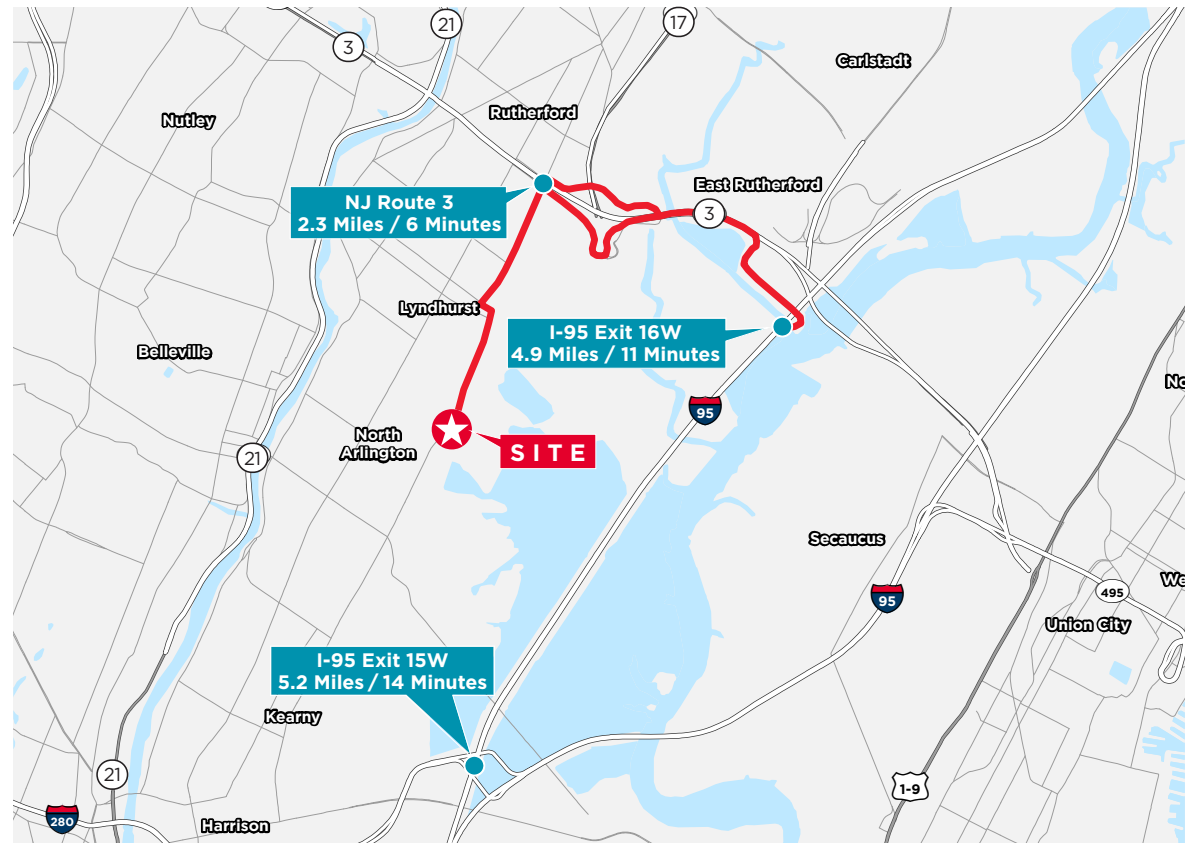
500 SCHUYLER AVENUE  
NORTH ARLINGTON, NJ 07031

FOR LEASE OR SALE

## ADDITIONAL FEATURES

- Industrial outdoor storage permitted
- Adjacent to rail — reactivation possible
- Column-free building
- Build-to-suit opportunity
- Proximity to New York City/ Ports
- Access to strong labor pool
- Willing to divide (+2 acres)

## LOCATION MAP



## CONTACT

**THOMAS D. TUCCI, SIOR**

+1 732 243 3120

thomas.tucci@cushwake.com

**CHARLES FERN**

+1 732 243 3101

chuck.fern@cushwake.com

99 Wood Avenue South, 8th Floor

Iselin, NJ 08830 | +1 732 623 4700

One Meadowlands Plaza, 7th Floor

East Rutherford, NJ 07073 | +1 201 935 4000

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

cushmanwakefield.com

