

±166,725 SF FOR LEASE



TETERBORO DISTRIBUTION CENTER

200 Hollister Road Teterboro, NJ

DELIVERING 2025 Q2

STATE-OF-THE-ART ±166,725 SF WAREHOUSE LOCATED IN THE MEADOWLANDS



SCAN HERE FOR
PROPERTY WEBSITE



UNLEASH YOUR DISTRIBUTION POTENTIAL IN THE NORTHEAST

Teterboro Distribution Center is a Class A, 166,725 Sq. Ft. warehouse and distribution facility strategically located at the interchange of Interstate 80 and Route 46 in Teterboro, N.J.

This premier location coupled with an abundant labor force, makes it an ideal last-mile distribution center servicing all of Tri-State including NYC.

Phenomenal location, state of the art design and optimal building specifications including 40' ceiling heights ensures efficient operations for Tenants.



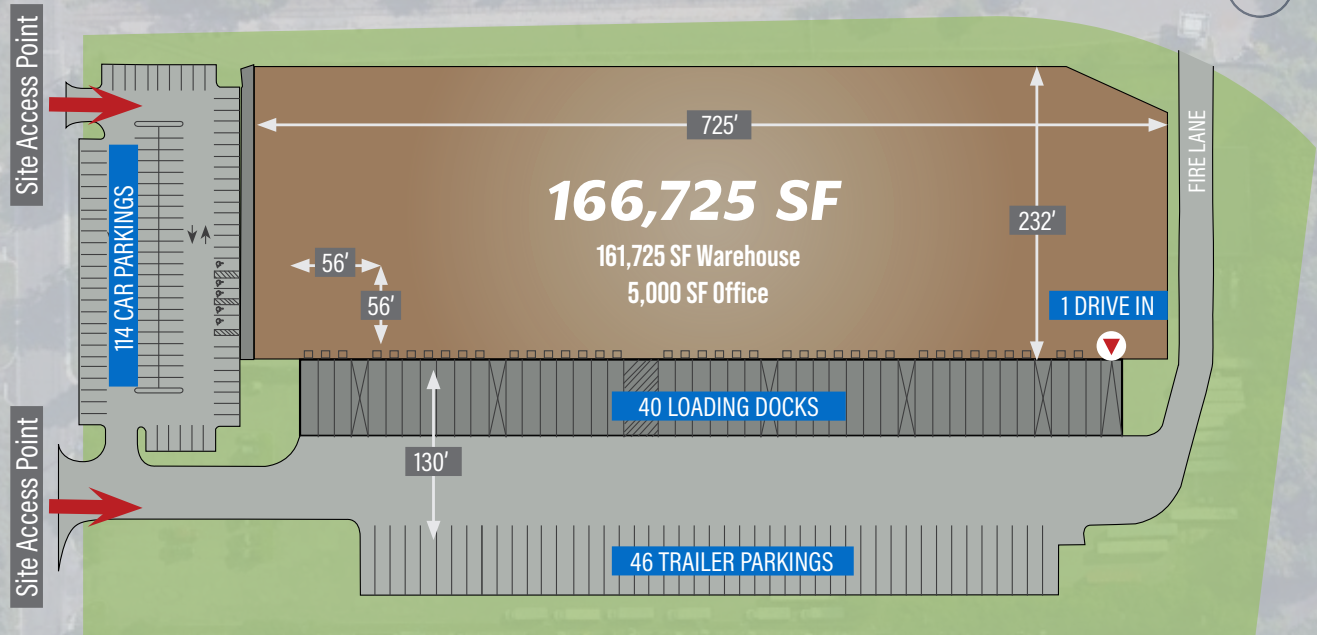
2000 amps



4 EV Charging Stations



Solar Ready



Building Area	166,725 SF
Warehouse	161,725 SF
Office	5,000 SF
Dimensions	725' X 232'
Clear Height	40'
Sprinkler	ESFR
Typical Bay	56' x 56'

Electrical	2000A, 3-Phase, 480/277V
Lighting	LED
Car Parking	114 spaces
Trailer Parking	46 spaces
Loading Docks	40 docks
Drive-in Doors	1
Truck Court	130'

LOCATION OVERVIEW

PRIME NORTHEAST HUB

The Teterboro Distribution Center's strategic location is in close proximity to major highways, providing a distinct competitive advantage. This highly efficient distribution center offers easy access to New York and unparalleled regional reach.



LOCATION HIGHLIGHTS



I-80 INTERCHANGE
0.3 MILES



TETERBORO AIRPORT
1.4 MILES



GEORGE WASHINGTON BRIDGE
6.5 MILES



LINCOLN TUNNEL
11.5 MILES



NEWARK LIBERTY INT. AIRPORT
18 MILES



PORT NEWARK
18.5 MILES

*Approximate miles

LABOR STUDY

2023, WITHIN A 15 MILES



8,795,233
POPULATION



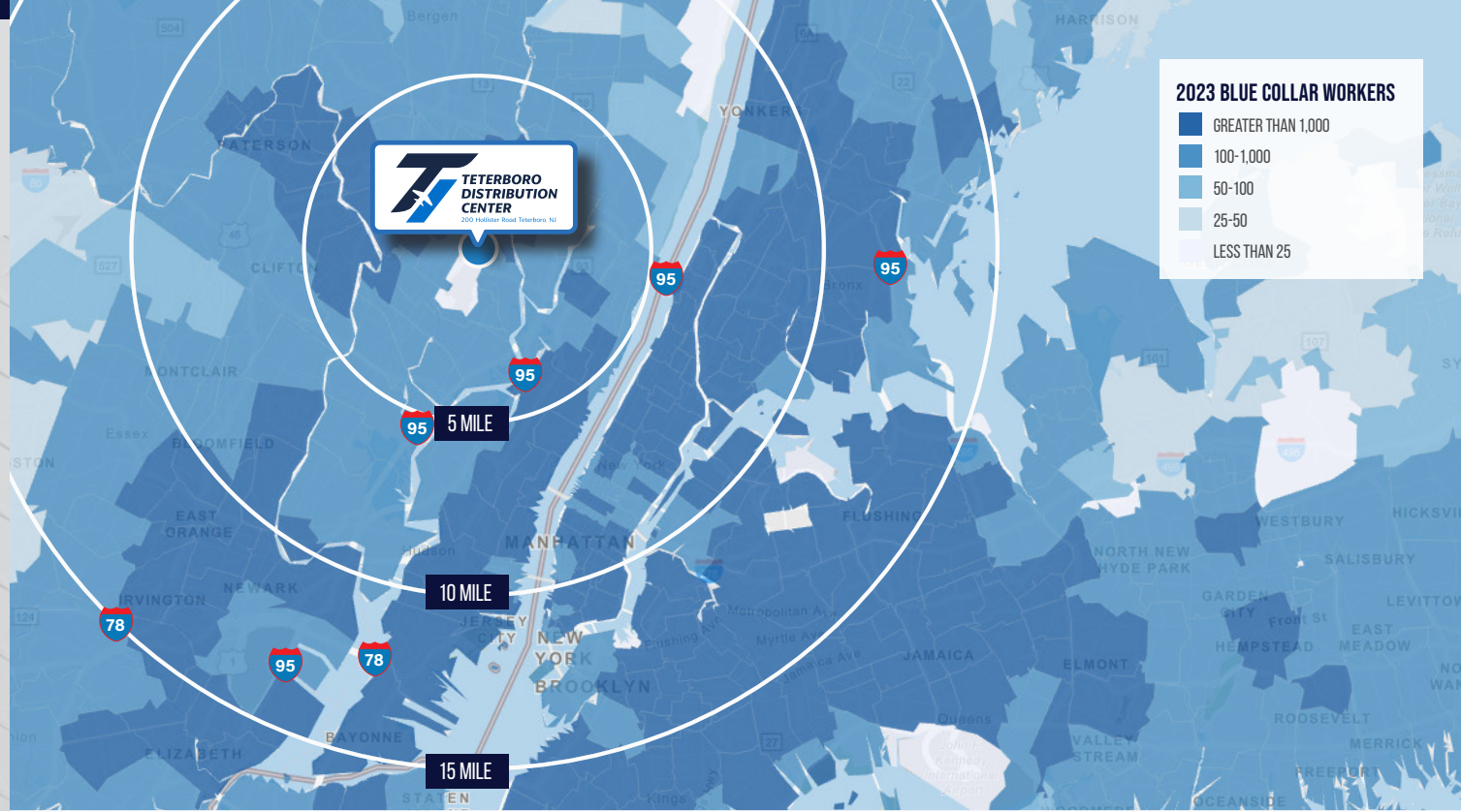
4,622,547
LABOR FORCE



645,417 (14.8%)
BLUE COLLAR WORKERS



\$76,739
MEDIAN HOUSEHOLD INCOME



OTHER POINTS OF INTEREST

THE SHOPS AT RIVERSIDE
4 MILES / 12 MIN

METLIFE STADIUM
5 MILES / 13 MIN

AMERICAN DREAM
AMERICAN DREAM MALL
5 MILES / 13 MIN

±166,725 SF FOR LEASE



TETERBORO DISTRIBUTION CENTER

200 Hollister Road Teterboro, NJ

DELIVERING 2025 Q2

CONTACT US

Kevin Dudley

Vice Chairman
+1 201 712 5837
kevin.dudley@cbre.com

Nicholas Klacik

Senior Vice President
+1 201 712 5615
nicholas.klacik@cbre.com

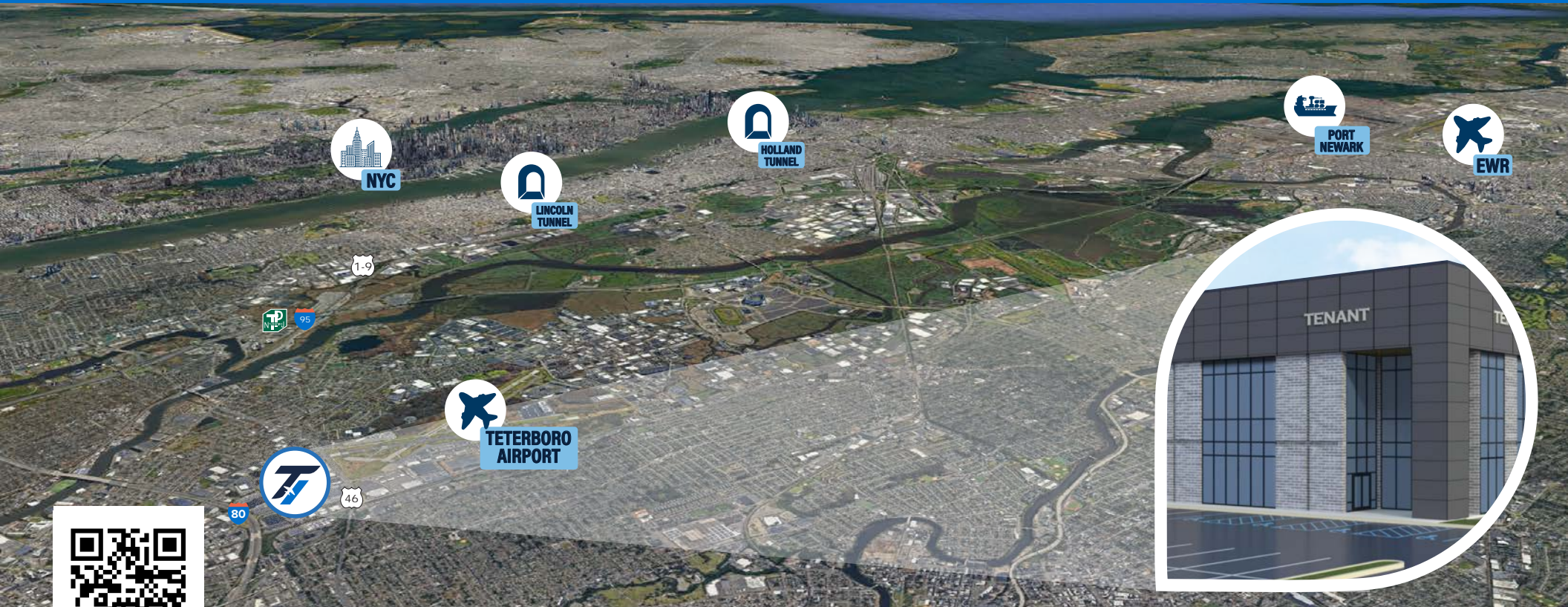
Chad Hillyer

Executive Vice President
+1 201 712 5655
chad.hillyer@cbre.com

Kate Granahan

Senior Associate
+1 201 712 5810
kate.granahan@cbre.com

STATE-OF-THE-ART ±166,725 SF WAREHOUSE LOCATED IN THE MEADOWLANDS



SCAN HERE FOR
PROPERTY WEBSITE

