

WAREHOUSE

FOR SALE OR LEASE



ELIGIBLE FOR OPPORTUNITY ZONE



PREMIER LOCATION



290 River Drive
Garfield, New Jersey

154,240 SF | DIVISIBLE

DELIVERING Q3 2026



Under
Construction



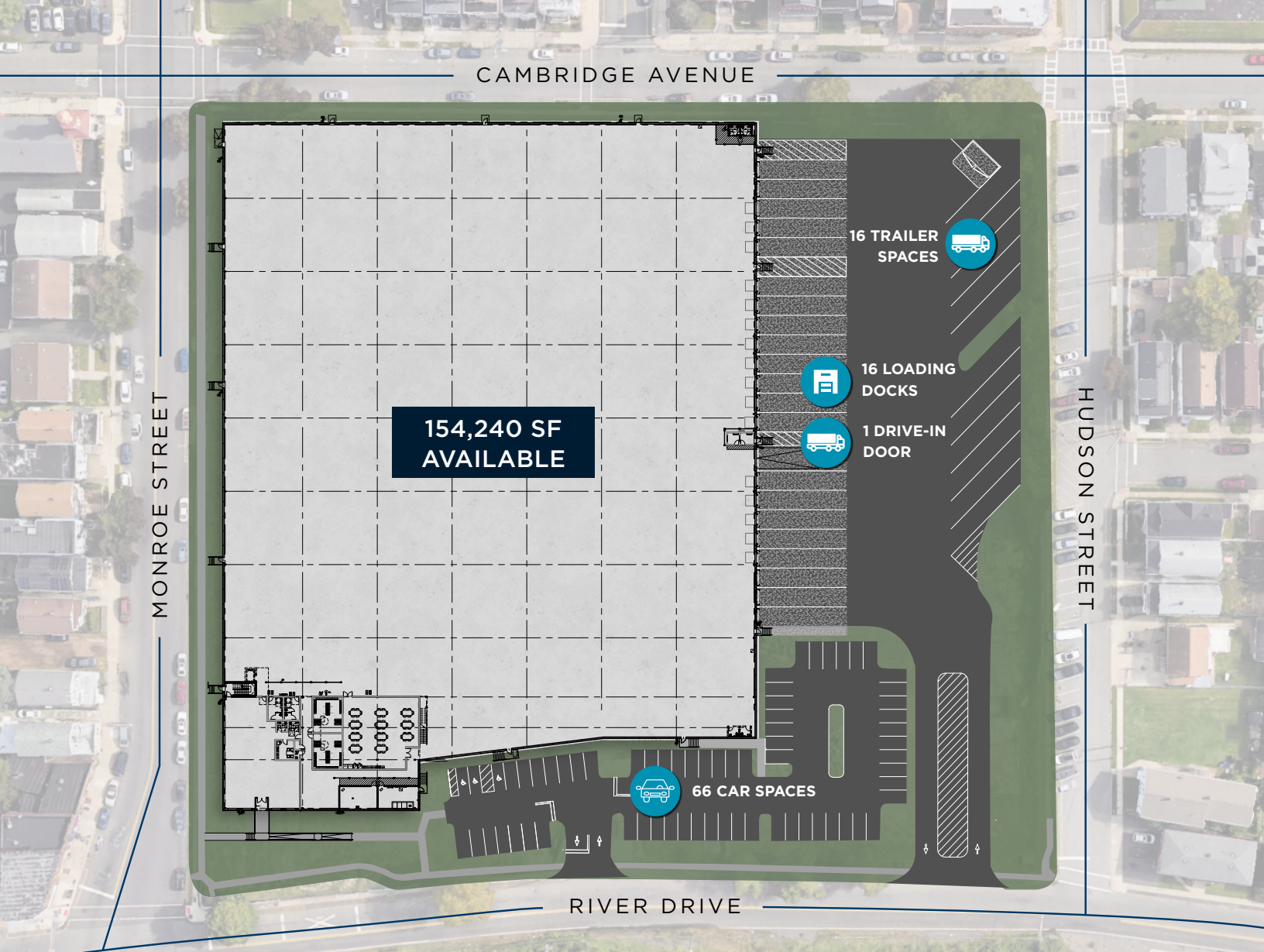
Close Proximity to
Route 21, Route 46
and Route 17



**20 Year PILOT
in Place**



Public Transportation
at door



PROPERTY OVERVIEW



Delivering Q3 2026



20 Year PILOT in Place

Building Size

154,240 SF
Divisible

Office Size

To Suit

Loading

16 Loading Docks
1 Drive-In

Parking

66 Car Spaces
16 Trailer Spaces

Column Spacing

50' x 50'

Clear Height

43'-45'

Sprinkler

ESFR

Lighting

Motion Sensor LED

Power

4000 Amps

PREMIER LOCATION

A premier Garfield location that is close proximity to Route 21, 46 and 17. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

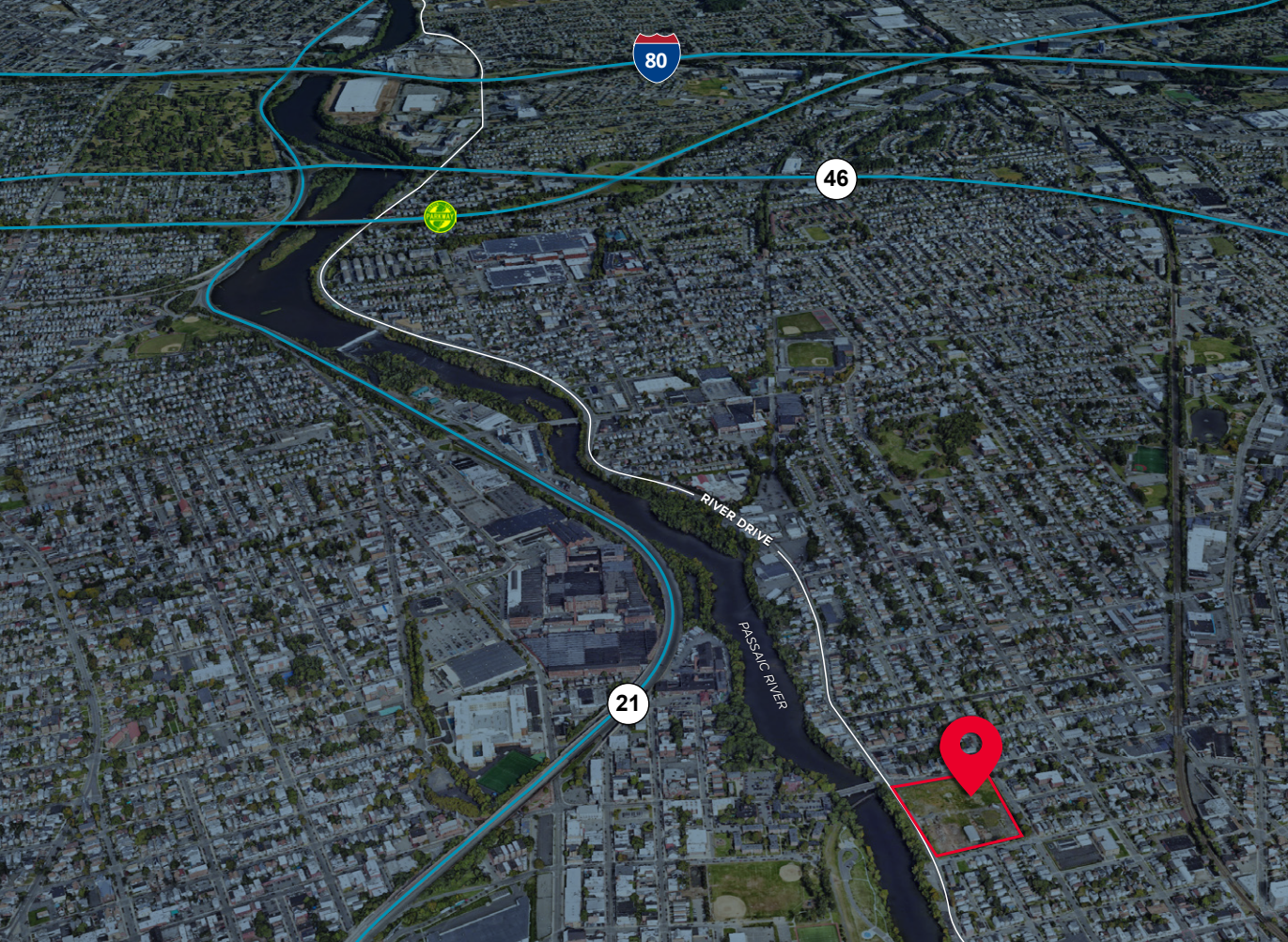
Route 21	0.5 mi
Route 46	2 mi
Route 17	2.5 mi
I-80	2.6 mi
Route 3	3.5 mi
NJ Turnpike (Exit 16W)	8 mi
GW Bridge	10 mi
Newark Airport	14 mi
Port Newark/Elizabeth	18 mi



25 Minutes
to Newark Airport

30 Minutes
to Port of Newark

30 Minutes
to Midtown NYC



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