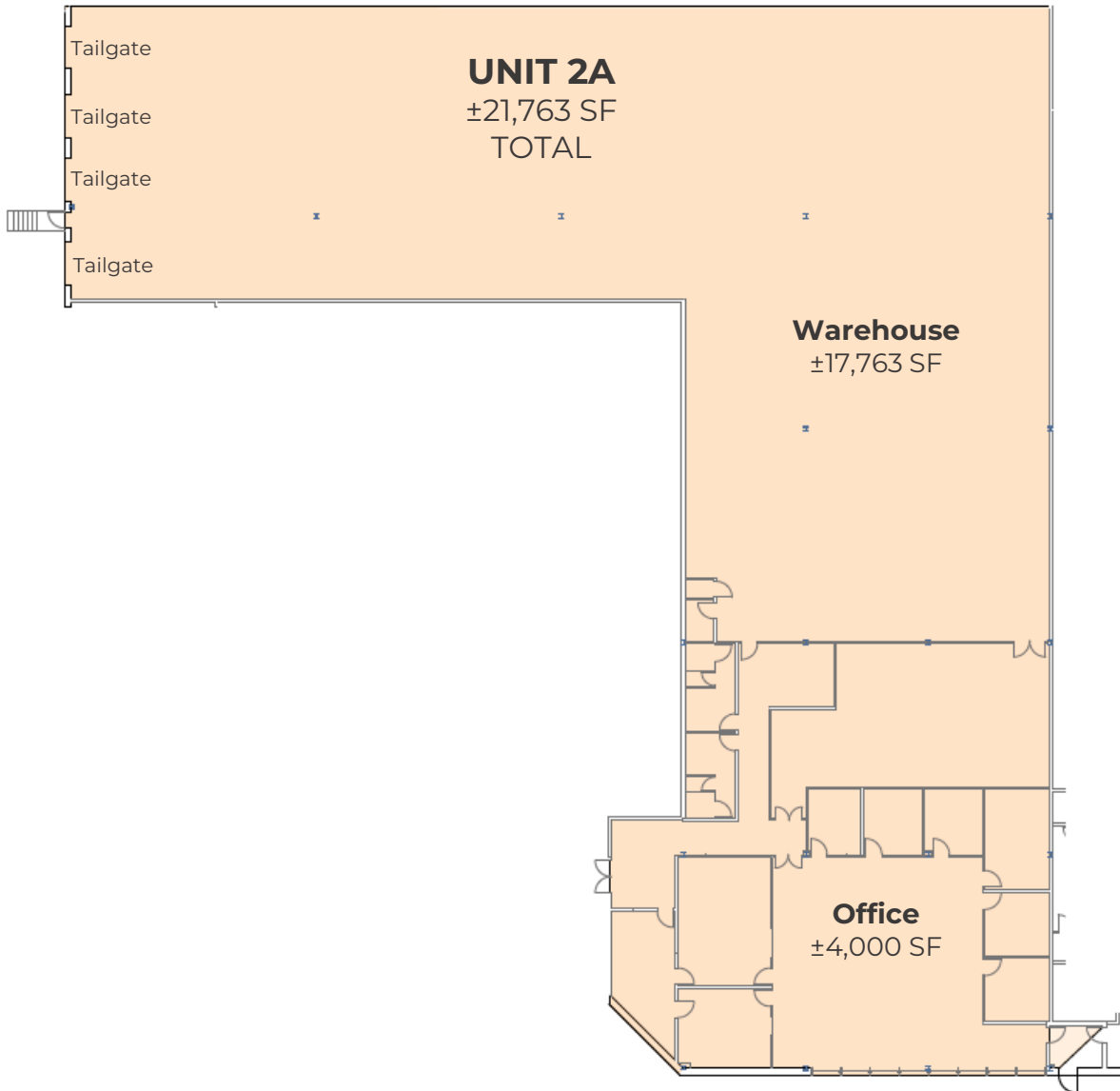


### Availability Details

<b>Total Unit Size</b>	±21,763
<b>Warehouse</b>	±17,763 SF
<b>Office</b>	±4,000 SF
<b>Ceiling Height ±</b>	21'
<b>Loading Docks</b>	4
<b>Drive-in Doors</b>	0
<b>Power</b>	200A @ 480V, 3P
<b>Date Available</b>	January 2024

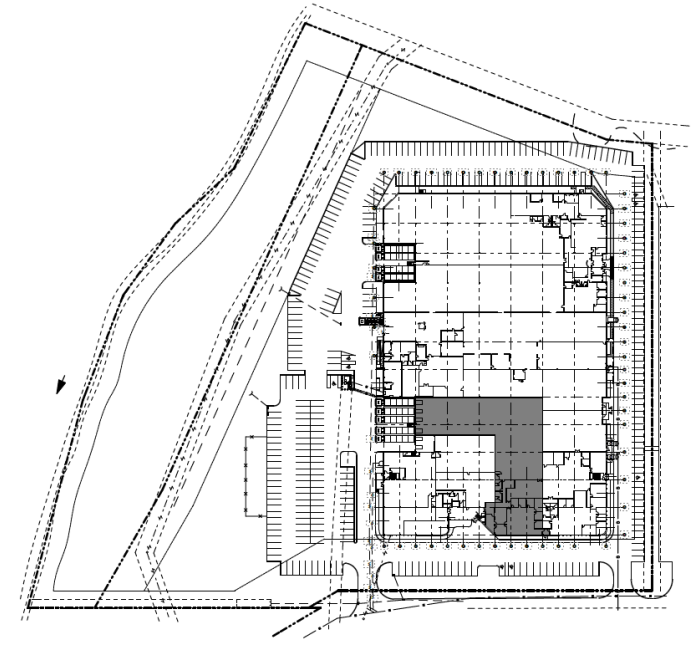
ROBERT ADAMS  
Principal | Broker of Record  
908.627.5400  
radams@gardenstaterealty.net

GARDEN STATE REALTY  
204 Passaic Ave, Suite 1  
Fairfield, NJ 07004  
973.846.0300 | gardenstaterealty.net



### Highlights

- High bay warehouse
- Well appointed office space with reception, private offices, bullpen/showroom area and conference room
- Well kept grounds
- Large truck court
- Excellent loading with 4 tailgate doors



**ROBERT ADAMS**  
Principal | Broker of Record  
908.627.5400  
radams@gardenstaterealty.net

**GARDEN STATE REALTY**  
204 Passaic Ave, Suite 1  
Fairfield, NJ 07004  
973.846.0300 | gardenstaterealty.net

The depiction in the included photograph of any person, entity, sign, logo or property, other than Garden State Realty's (GSR) client and the property offered by GSR, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and GSR or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of GSR's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)