



±4,329 SF to ±17,367 SF Industrial | Flex Units

| Unit # | Total Size (±SF) | Warehouse (±SF) | Office (±SF) | Drive-ins (16'x14') | Ceiling Height | Power |
|------------------------|------------------|-----------------|--------------|---------------------|----------------|-----------------|
| TOTAL Available | 17,367 | 15,559 | 1,808 | 4 | 35' | 800A @ 208V, 3P |
| Unit 1 | 4,329 | 3,898 | 431 | 1 | 35' | 200A @ 208V, 3P |
| Unit 2 | 4,346 | 3,887 | 459 | 1 | 35' | 200A @ 208V, 3P |
| Unit 3 | 4,346 | 3,887 | 459 | 1 | 35' | 200A @ 208V, 3P |
| Unit 4 | 4,346 | 3,887 | 459 | 1 | 35' | 200A @ 208V, 3P |

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*All Available Units can be combined or Leased individually.

[LINK TO Industrial Park \("IP"\) Zoning Ordinance](#)



*ALL ABOVE DIMENSIONS ARE APPROXIMATE

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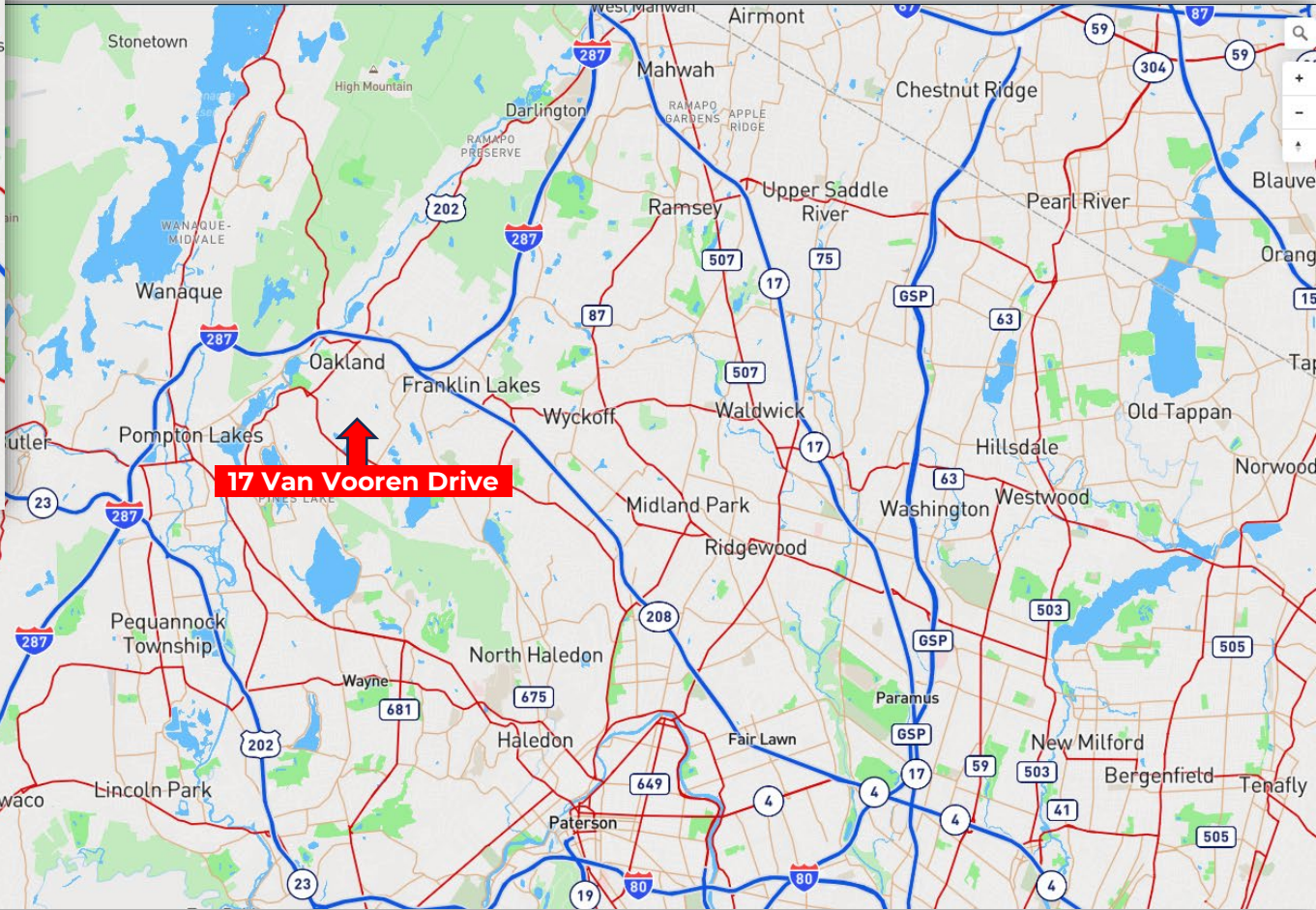
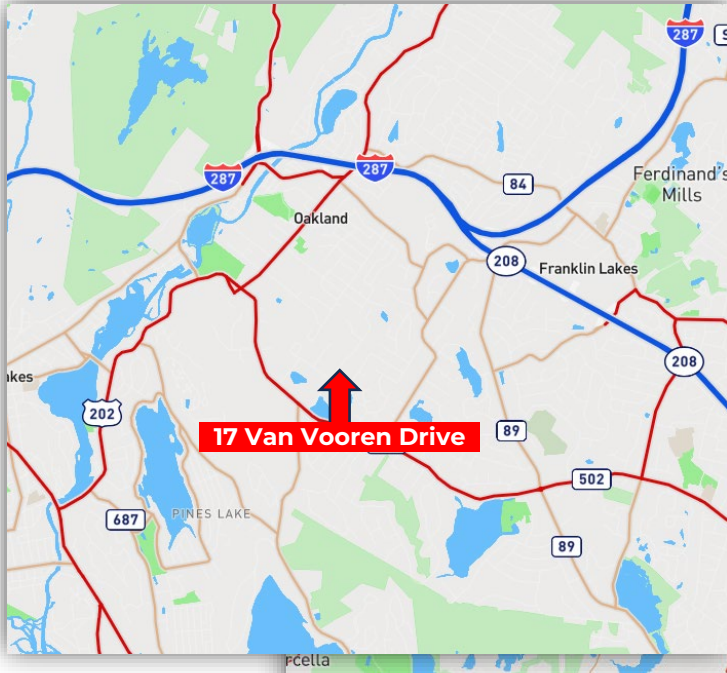
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GARDEN
STATE
REALTY

17 Van Vooren Drive Oakland, NJ 07436

FOR LEASE
INDUSTRIAL | FLEX



Approximate Drive Times

| | |
|-----------------------------|------------|
| Route 202 | 4 Minutes |
| Route 287 | 8 Minutes |
| Route 208 | 7 Minutes |
| Route 23 | 13 Minutes |
| Garden State Parkway | 18 Minutes |
| Route 17 Route 4 | 19 Minutes |
| Route 80 | 21 Minutes |

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