

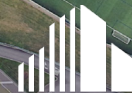
AVAILABLE FOR LEASE OR SALE

500 SCHUYLER AVE

NORTH ARLINGTON, NJ 07031



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



**CUSHMAN &
WAKEFIELD**

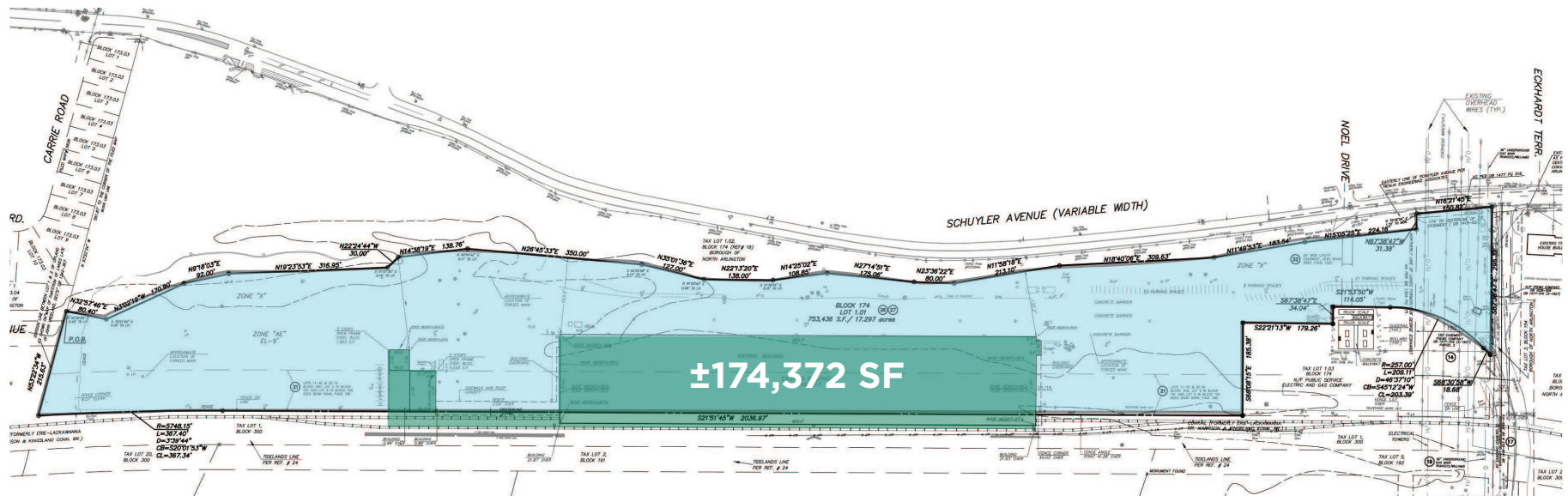
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EXISTING

PROPERTY OVERVIEW

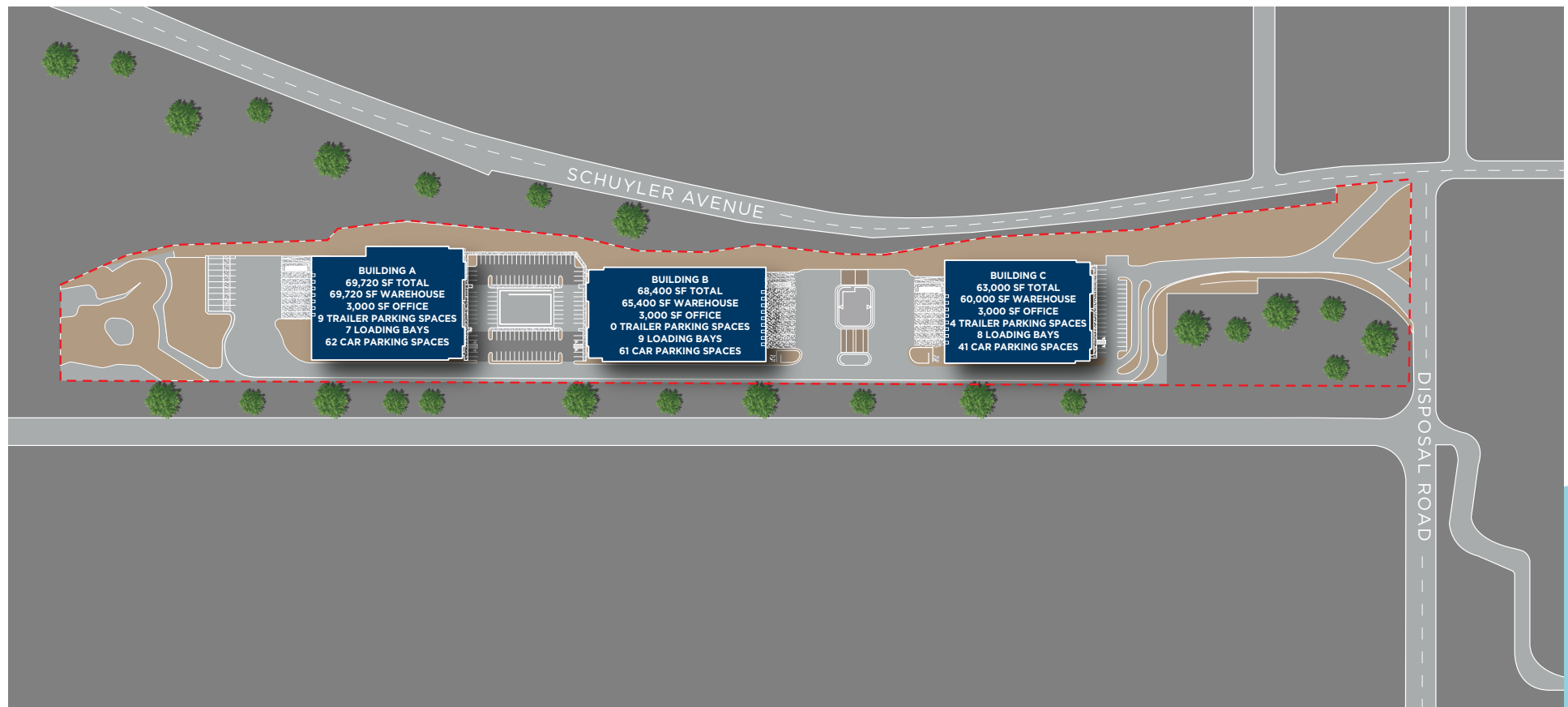
Building Size	±174,372 SF	Columns	Column free
Office Area	±2,000 SF Mezzanine	Loading	14 dock doors 8 drive-in doors (20'x30') 2 drive-in doors 4 rail doors
Acreage	±17.297	IOS/Parking	±8.3 Acres
Power	Heavy	Property Taxes	TBD
Ceiling Height	32'-39'	Asking Rent	Call for pricing.



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POTENTIAL REDEVELOPMENT



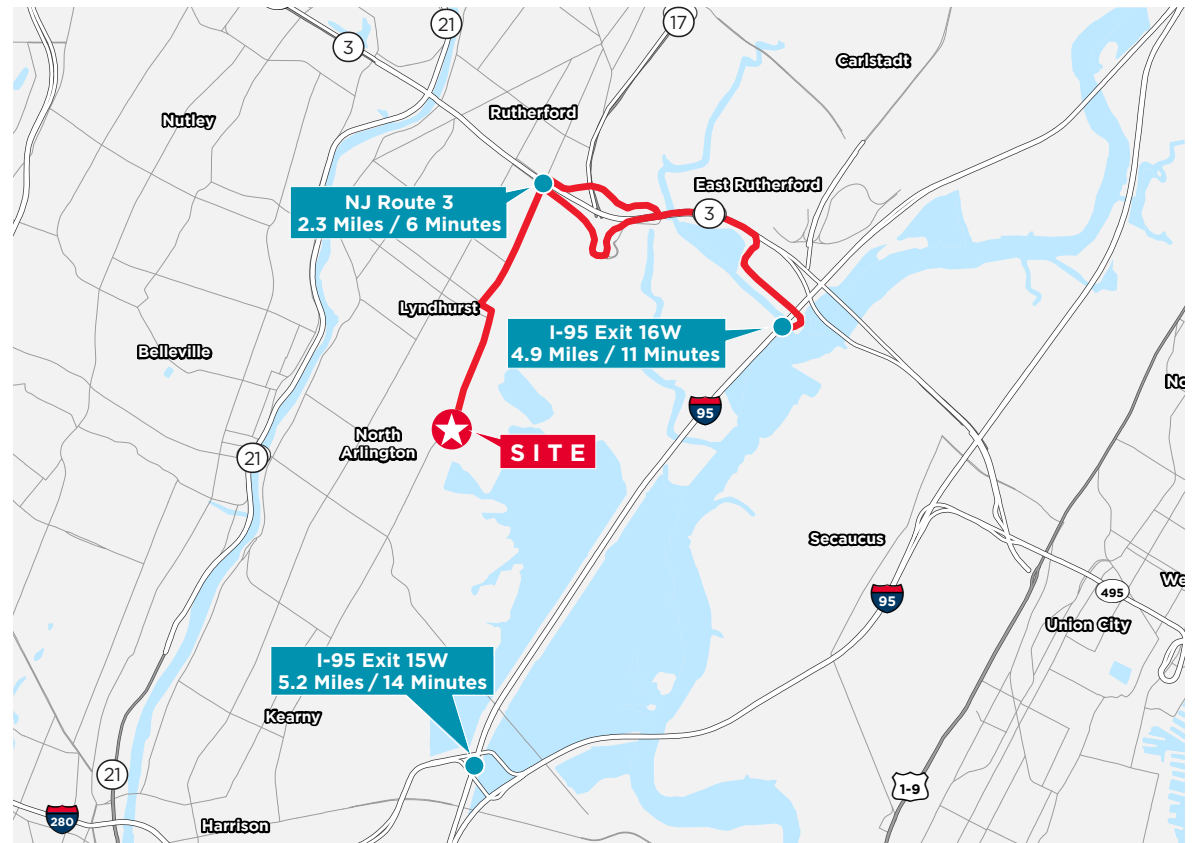
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ADDITIONAL FEATURES

- 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

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