

WAREHOUSE

FOR SALE OR LEASE



POTENTIAL TO DIVIDE



PREMIER LOCATION



290 River Drive
Garfield, New Jersey

154,240 SF

DELIVERING Q3 2026



Under
Construction



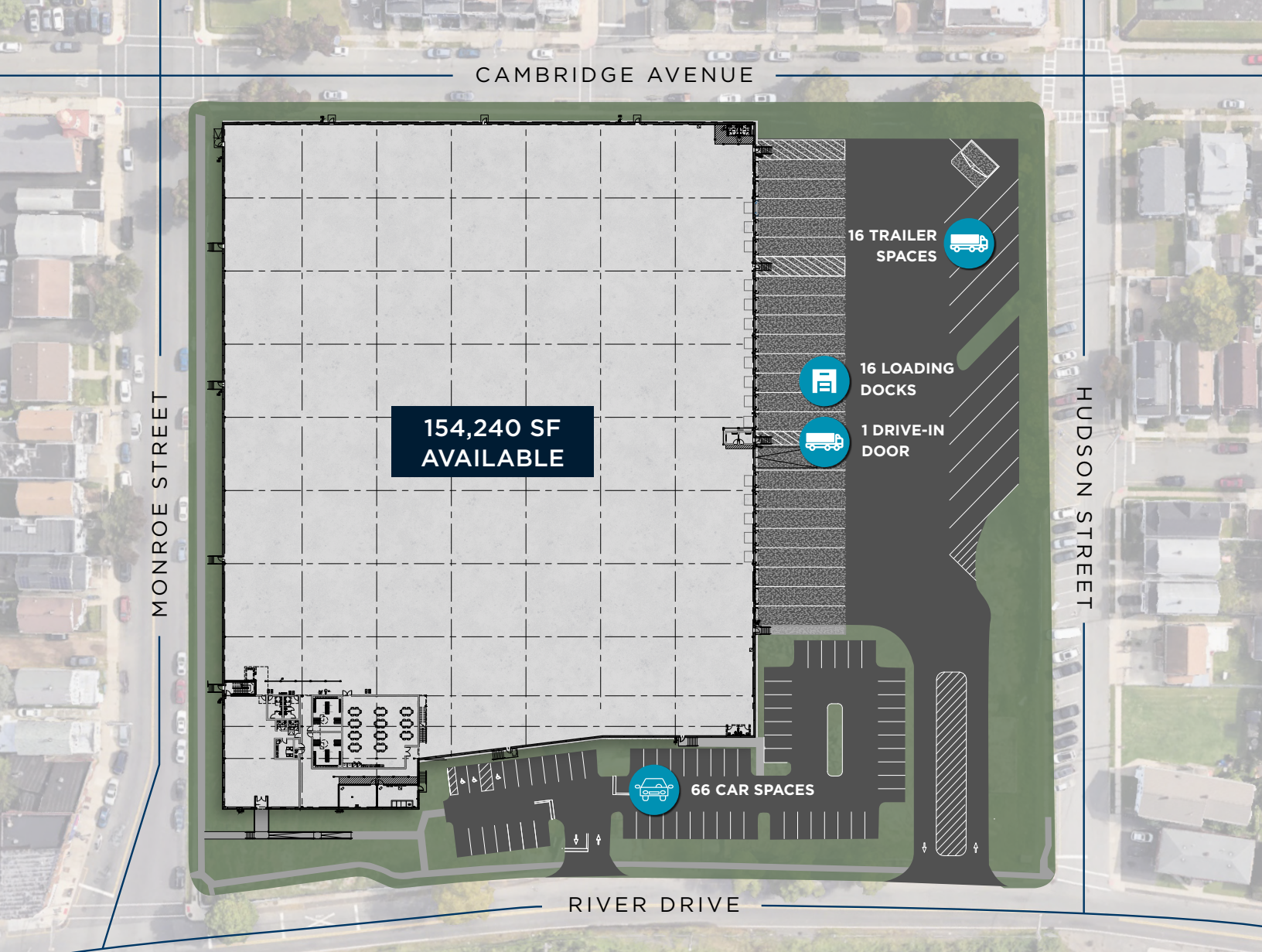
Close Proximity to
Route 21, Route 46
and Route 17



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.

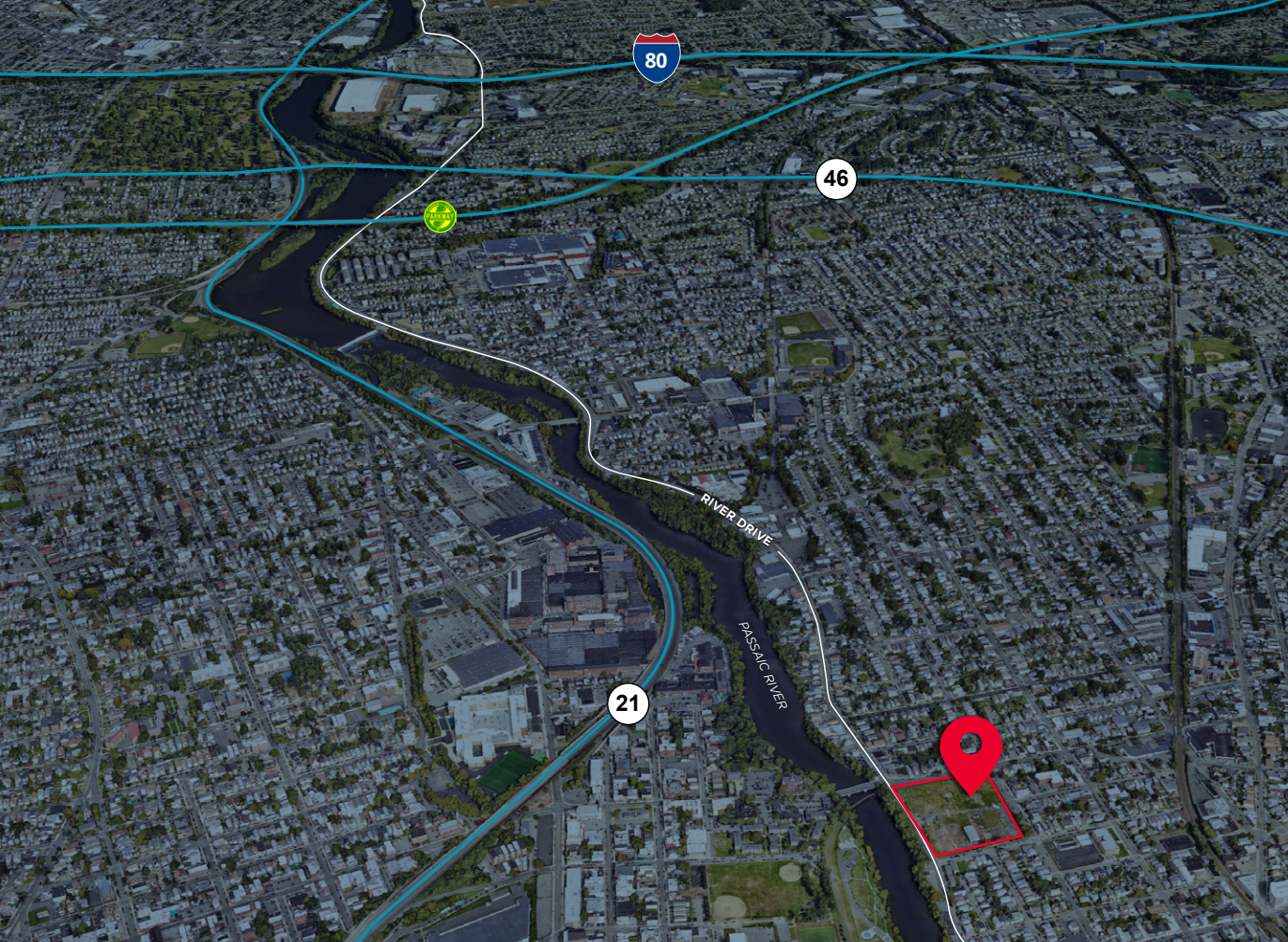
| | |
|------------------------|---------------|
| Route 21 | 0.5 mi |
| Route 46 | 2 mi |
| Route 17 | 2.5 mi |
| I-80 | 2.6 mi |
| Route 3 | 3.5 mi |
| NJ Turnpike (Exit 16W) | 8 mi |
| GW Bridge | 10 mi |
| Newark Airport | 14 mi |
| Port Newark/Elizabeth | 18 mi |



25 Minutes
to Newark Airport

30 Minutes
to Port of Newark

30 Minutes
to Midtown NYC



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