

**TOTAL AVAILABLE 18,555 SF****HIGH IMAGE FLEX/INDUSTRIAL SPACE**

## Property Highlights

### Unit 3 - 9,596 SF

- 7,945 SF Warehouse
- 1,651 SF Office area
- 2 Loading Docks
- Available Immediately

### Unit 6 - 8,959 SF

- 7,308 SF Warehouse
- 1,651 SF Office area
- 1 Loading Dock
- Available in 60 days

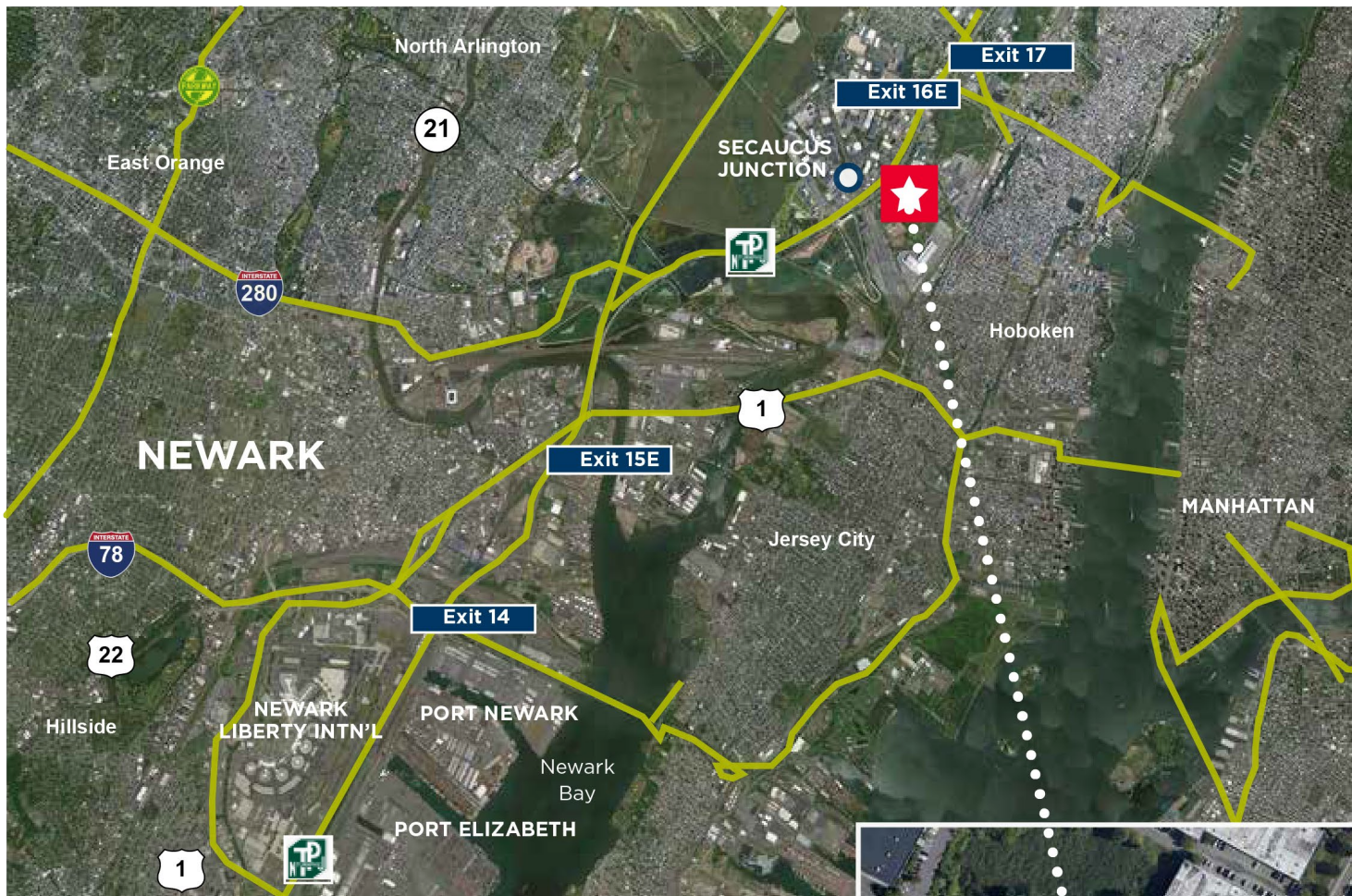


## Unit Features

- 24' Ceiling Height
- 200 Amps Power
- Wet Sprinkler System
- Mezzanine Office Space Equipped with Individually Controlled HVAC
- Building Solar Panels to Reduce Tenant Electricity Costs
- Convenient Access to the New Jersey Turnpike and New York City

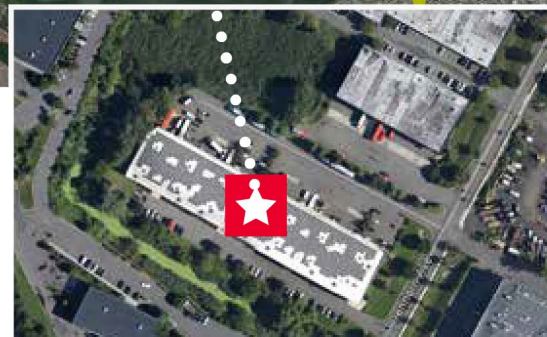


## Location



## Comments

- High-End Industrial Flex Space
- Abundant labor pool
- Minutes from New Jersey Turnpike Exit 15X (Secaucus Junction)
- 10-minute non-stop train ride between Secaucus Junction and New York Penn Station
- Easy access to the New Jersey Turnpike and New York City via the Holland and Lincoln Tunnels



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