

WAREHOUSE

FOR SUBLEASE



PREMIER LOCATION



180 Manor Road

East Rutherford, New Jersey

86,226 SF AVAILABLE

SUBLEASE THROUGH 4/30/2027



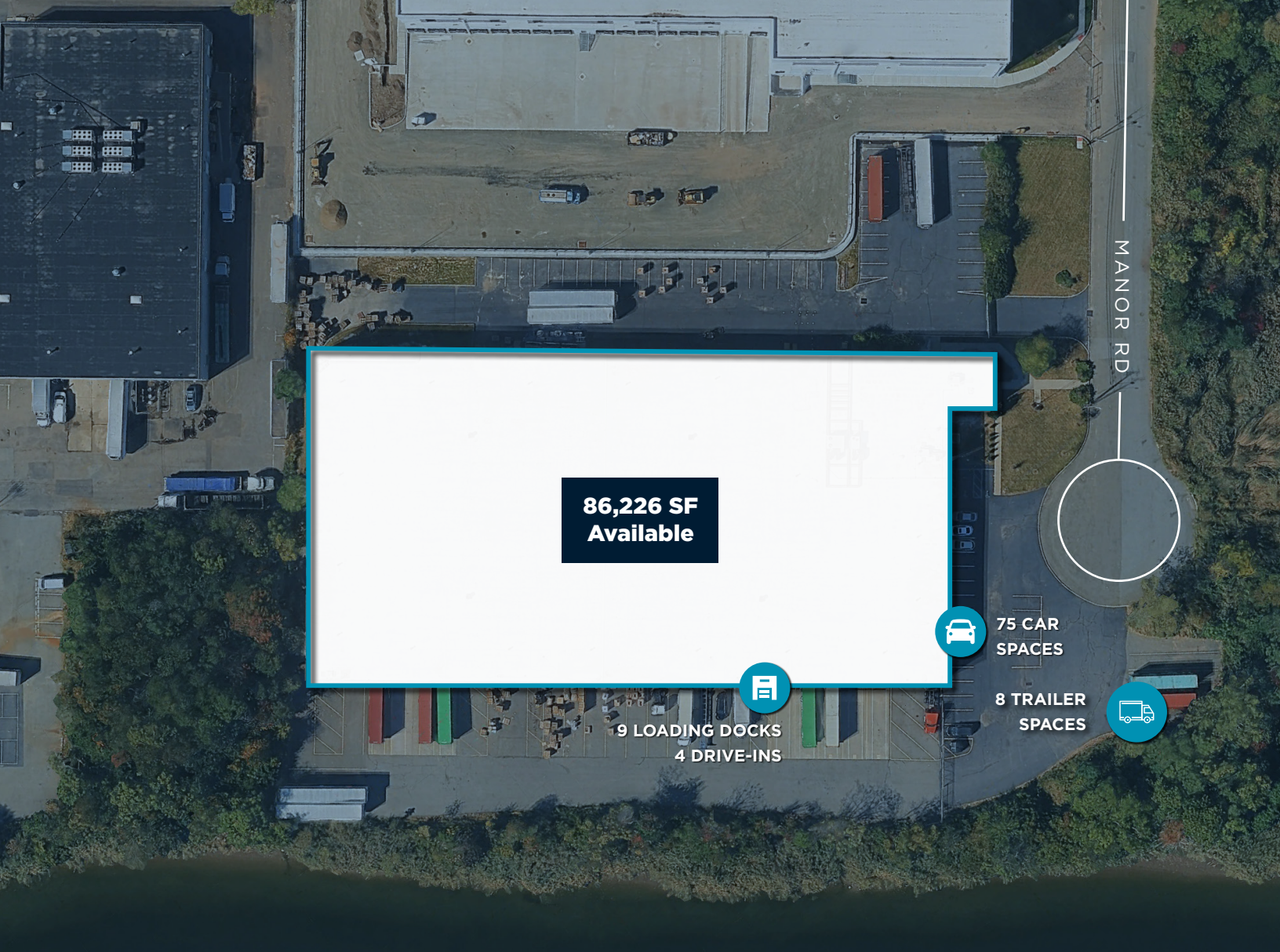
Fully Racked



Close Proximity
to Rt 3, Rt 17 &
NJ Turnpike



Ideal for distribution,
3PL, warehousing or
fulfillment



**86,226 SF
Available**



**9 LOADING DOCKS
4 DRIVE-INS**



**75 CAR
SPACES**



**8 TRAILER
SPACES**

PROPERTY OVERVIEW



Sublease Term:
Through April 30, 2027



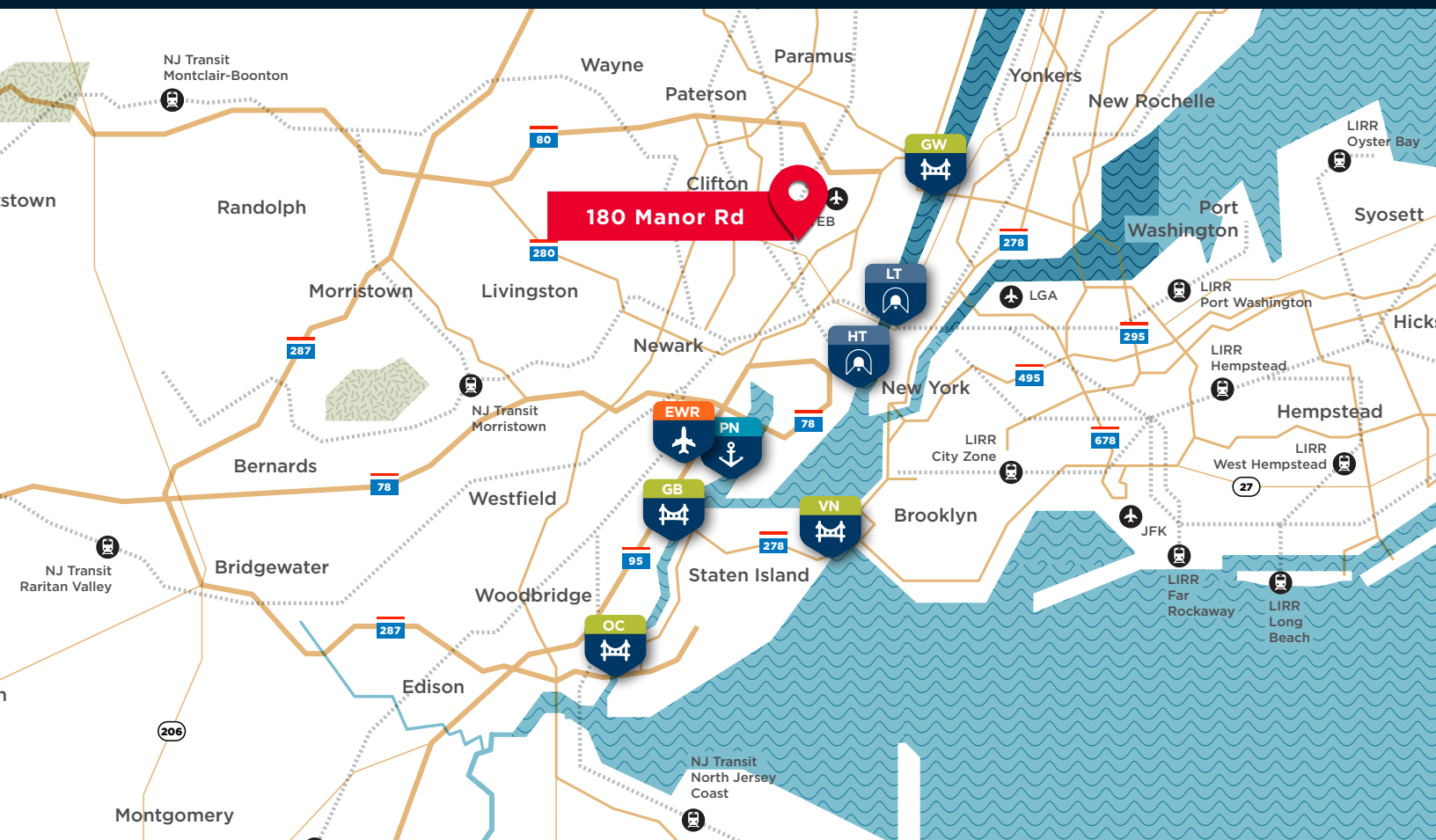
**Ideal for distribution, 3PL,
warehousing or fulfillment**

Available SF	86,226 SF
Office	8,984 SF
Acreage	3.45 Acres
Year Built	1968; Renovated 2016
Loading	9 Loading Docks 4 Drive-Ins
Parking	75 Car Spaces 8 Trailer Spaces
Clear Height	24'
Column Spacing	40'x30'
Sprinkler	Wet
Lighting	LED

PREMIER LOCATION

A premier East Rutherford location that is close proximity to Route 3, Route 17 and NJ Turnpike. 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 17	0.7 mi
Route 3	2 mi
NJ Turnpike Exit 16W	3 mi
Interstate 80	4 mi
Interstate 280	8 mi
Newark Airport	14.5 mi
Port Newark/Elizabeth	15.5 mi



20 Minutes
to Newark Airport



25 Minutes
to Port of Newark



20 Minutes
to Midtown NYC





180 MANOR ROAD
EAST RUTHORFORD, NJ

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