

AVAILABLE FOR LEASE
36,450 SF (Divisible)



170 GREGG STREET
LODI, NJ



170 GREGG STREET | LODI, NJ

PROPERTY HIGHLIGHTS



AVAILABLE UNITS

Unit 1	16,750 SF
Unit 2A	2,900 SF
Units 5 & 5A Combined	16,800 SF
Outside Storage	±4,284 SF

A premier industrial and food production facility offering flexible spaces for lease. Strategically located in Bergen County with easy access to major highways, and minutes from New York City.

- Multiple unit sizes to meet your needs
- Food production infrastructure in place
- Ample parking and loading
- Easy access to Route 17, 46, 80, I-95, and Garden State Parkway
- Minutes to NYC and major transportation hubs
- Ideal for food manufacturing, bakery, distribution, warehouse, and more



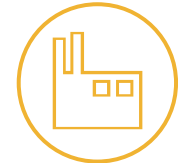
**STRATEGIC BERGEN
COUNTY LOCATION**



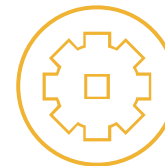
**FLEXIBLE LOADING &
PARKING**



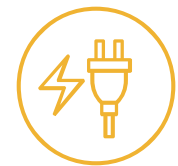
**ACCELERATED
OCCUPANCY
TIMELINE**



**IDEAL FOR FOOD
PRODUCTION &
INDUSTRIAL USES**

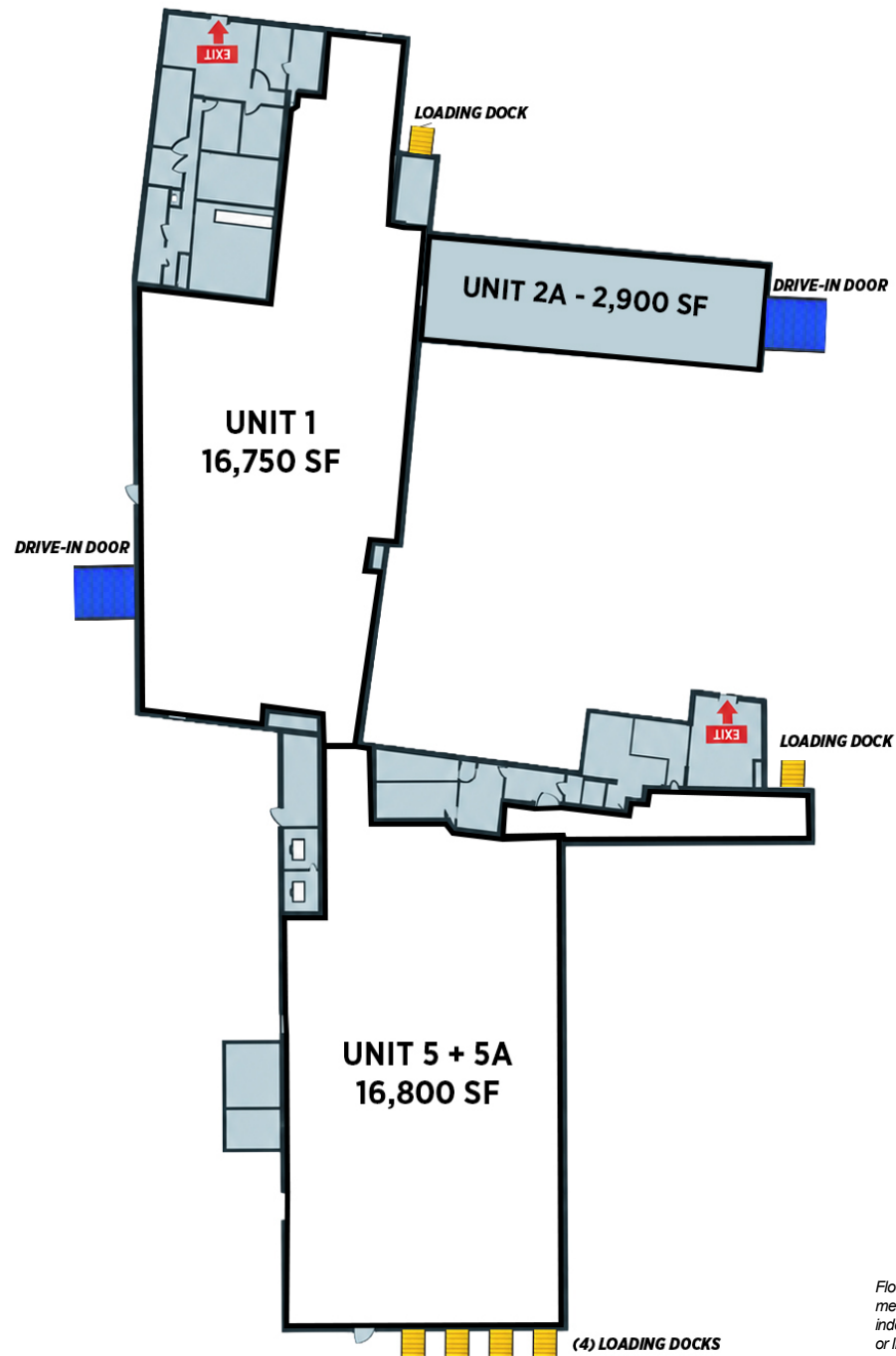


**REDUCED TENANT
BUILDOUT COSTS**



**EXISTING UTILITY
INFRASTRUCTURE**

SITE PLAN



Floor plan is approximate and may not be drawn to scale. All measurements, dimensions, and building configurations should be independently verified. Cushman & Wakefield assume no responsibility or liability for any inaccuracies, omissions, or errors contained herein.

UNIT SPECIFICATIONS



UNIT 1 16,750 SF

Food Manufacturing & Production Facility

- One (1) Loading dock
- One (1) Ground roll-up door
- Food-grade industrial compressor with lines to feed multiple equipment
- High-capacity gas lines
- High-capacity electrical service
- Rooftop units
- Water chillers
- Water heater
- Water filtration system in production lines
- Three (3) Bathrooms (office area)
- 12' Clear Ceiling Height
- Drop ceiling in office area

IDEAL FOR: Food manufacturing, beverage production, commissary operations, bakery, packaging, distribution, light industrial uses



UNIT 2A 2,900 SF

Existing Cold Food Production Facility

- Maintains approx. 30°F production area
- Three (3) Walk-in freezers
- Two (2) Freezers with dual entry points (loading docks and interior access)
- One (1) Walk-in refrigerator
- Temperature-controlled loading dock
- Three-compartment commercial sink
- Floor drains throughout
- Front office area
- Storage room
- 12' Clear Ceiling Height

IDEAL FOR: Frozen food production, meal prep, ice cream distribution, commissary, specialty food processing, cold storage, and more



UNITS 5 & 5A 16,800 SF

Food Production & Distribution Facility

- One (1) Receiving loading dock
- Four (4) Delivery docks
- One (1) Ground-level roll-up door (garbage compactor access)
- Floor drains throughout
- Employee kitchen area
- Two (2) bathrooms with lockers
- One (1) Commercial Douglas rack washer
- Infrastructure prepped for 2 additional Douglas rack washers
- Six (6) Double rack Hobart ovens
- Additional equipment available and negotiable

IDEAL FOR: Bakery, commissary, food manufacturing, prepared meals, catering, distribution, and more





CONTACT INFORMATION

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