WAREHOUSE

FOR SALE OR LEASE

CUSHMAN & WAKEFIELD



PREMIER LOCATION

769 Susquehanna Ave
Franklin Lakes, New Jersey

23,100 SF

AVAILABLE JANUARY 2027

- Easy access to NYC and Tri-State area
- Corporate HQ Location
- Minutes to Route 287, Route 208 and NY Thruway



PROPERTY OVERVIEW

- Fully Air-Conditioned
- Image facility and location
- 10 year roof warranty
- New HVAC
- Newly refurbished office
- Heavy Power
- High end labor market

Available SF	**23,100 SF Available** 26,700 SF Total
Office	**3,400 SF Available** 7,000 SF Total
Acres	1.97 Acres
Loading	3 Loading Docks 1 Drive-In
Parking	±25 Car Spaces
Clear Height	18’ 8”
Power	1,200 amps

PREMIER LOCATION

Located minutes away from I-287 and Route 208, this warehouse opportunity is a preferred location for industrial users due to its central location to the northeast distribution corridor. The site benefits from close proximity to New Jersey, New York and Tri-State markets.

Route 208	**1.0 mi**
Interstate 287	**1.75mi**
Route 17	**6.2 mi**
NY Thruway	**8.2 mi**
GW Bridge	**18 mi**
Tappan Zee Bridge	**22 mi**
Newark Airport	**33 mi**
Port Newark/Elizabeth	**32 mi**



45 Minutes
to Newark Airport

50 Minutes
to Port of Newark









769 SUSQUEHANNA AVE

FRANKLIN LAKES, NJ

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