

# For Lease



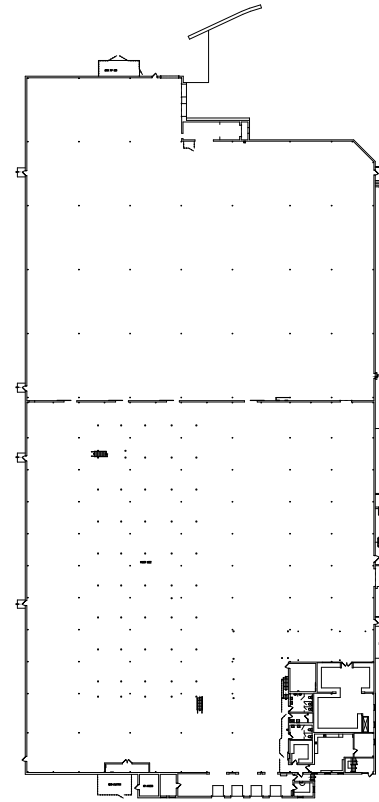
305 Veterans Blvd Carlstadt, NJ

109,855 SF

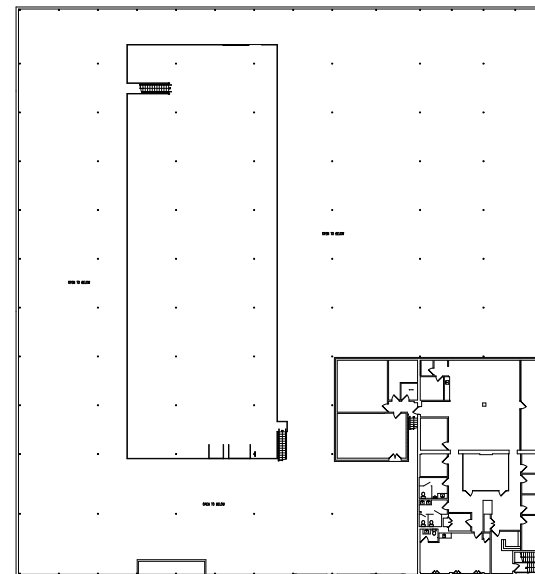


# Property Specifications

<b>Available Space</b>	109,855 SF
<b>Office Space</b>	1st Floor: 3,600 SF of bathrooms, breakroom and low ceiling warehouse space 2nd Floor: 6,188 SF
<b>Warehouse Mezzanine</b>	10,309 SF
<b>Ceiling Height</b>	22'6"
<b>Loading</b>	6 tailgates + 1 drive-in + 1 side platform + rear loading platform (additional loading or parking)
<b>Column Spacing</b>	Front warehouse: 32' x 20', 36' x 20', and 26' x 20' Rear warehouse : 32' x 40', 36' x 40', and 26' x 40'
<b>Power</b>	800 amps
<b>Parking</b>	+/-78 parking spaces
<b>Recent Upgrades</b>	Updated warehouse floor, newly paved lot, new dock packages, motorized dock doors, hydraulic levelers, LED warehouse lights, updated offices, etc.
<b>Notes</b>	Cross dock loading capability, warehouse 60% air-conditioned, and full building emergency generator

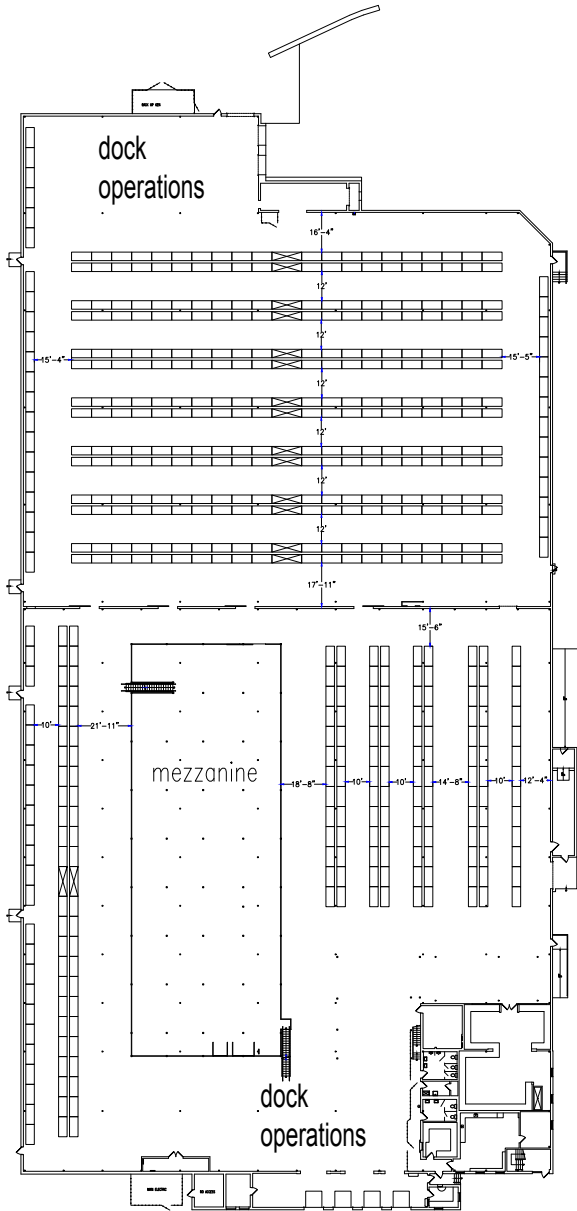


**1st Floor**  
**93,254 SF**

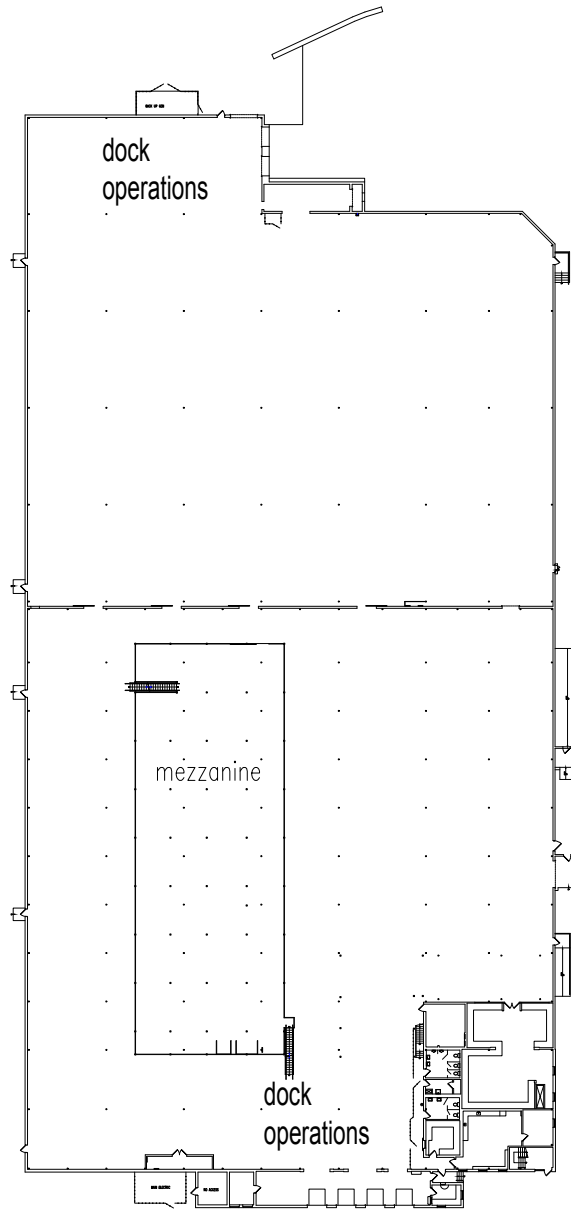


**2nd Floor**  
**6,188 SF**

# Floor Plans



Conceptual Racking Plan (3,050 pallets at 3 level)



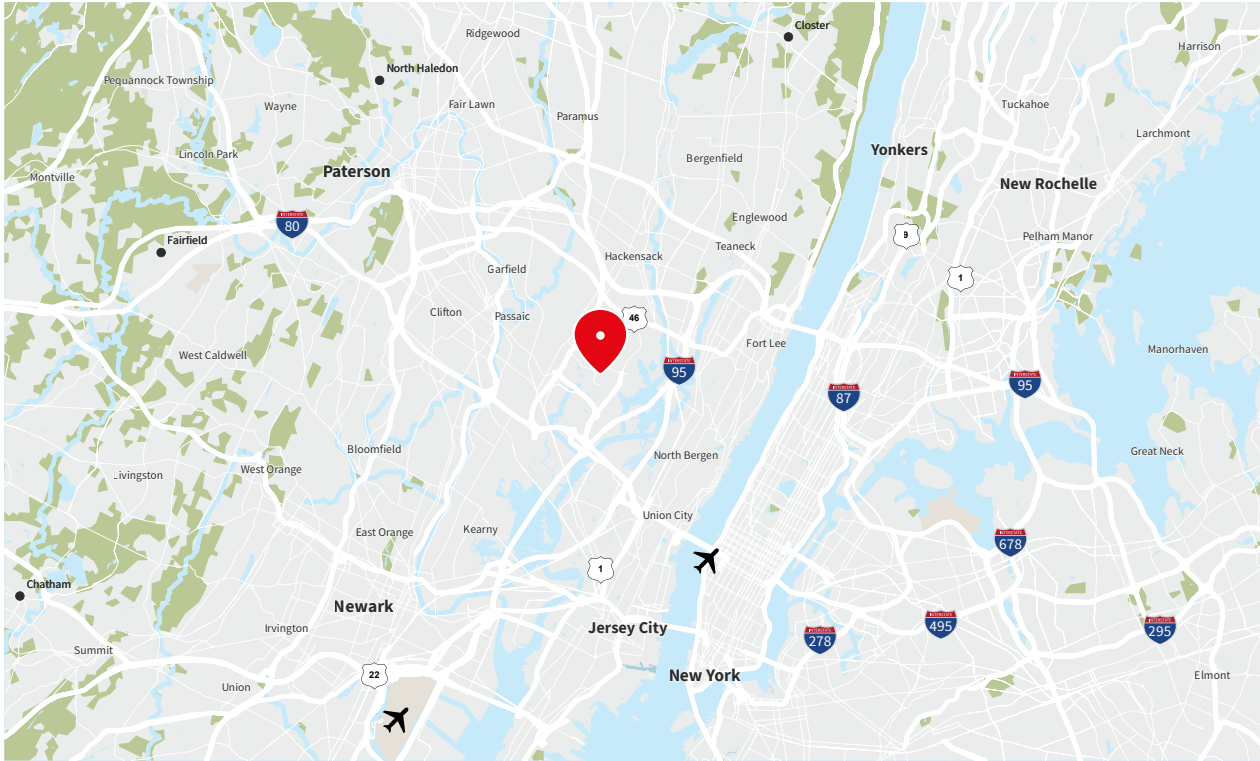
1st Floor (no racking)



1st Floor Office Plan



2nd Floor Office Plan



## Key Distances

Route 3: 4.0 Miles

Route 17: 2.1 Miles

Interstate 95 / NJ Turnpike: 6.2 Miles

Teterboro Airport: 3.4 Miles

Interstate 80: 13.7 Miles

Route 21: 5.3 Miles

Lincoln Tunnel: 7.2 Miles

Garden State Parkway: 26.0 Miles

George Washington Bridge: 7.8 Miles

Newark Airport: 13.6 Miles

Port Newark/Elizabeth: 14.3 Miles

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