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**\$.68 PSF  
PILOT**  
in place

# For Sale or Lease

9 Woodland Road, Roseland, New Jersey

118,440 SF Remaining (Divisible to 35,000 SF)

Block 21, Lot 1.01

Built 1955, addition in 1969, renovated in 2019

## Building overview

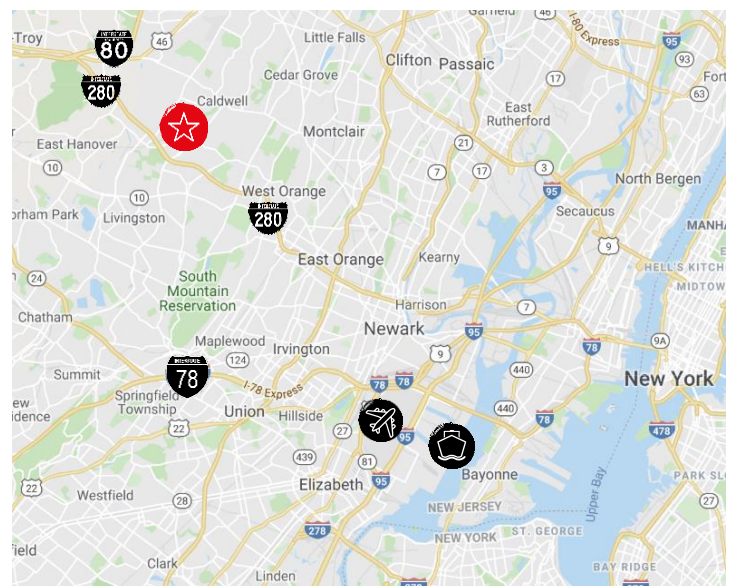
<b>Total SF:</b>	192,540 SF
<b>Available:</b>	118,440 SF Remaining (Divisible to 35,000 SF)
<b>Office mezzanine:</b>	9,000 SF
<b>Ceiling height:</b>	21'6" – 24'
<b>Loading doors:</b>	22
<b>Drive in doors:</b>	6
<b>Sprinkler:</b>	ESFR
<b>Lighting:</b>	LED
<b>Power:</b>	PSE&G, 4000 amps @ 480 volts
<b>Column spacing:</b>	40' x 40' & 30' x 40'
<b>HVAC:</b>	Roof top heat and A/C package units
<b>Car parking:</b>	+/-554
<b>Trailer parking:</b>	39 - 53' trailer parking positions 10 - 26' straight truck or tractor parking positions
<b>Estimated taxes:</b>	\$.068/SF

## Zoning : Research / Manufacturing District in a Redevelopment Zone

- Permitted principal uses include Research laboratories, limited manufacturing, assembly and light industrial operations

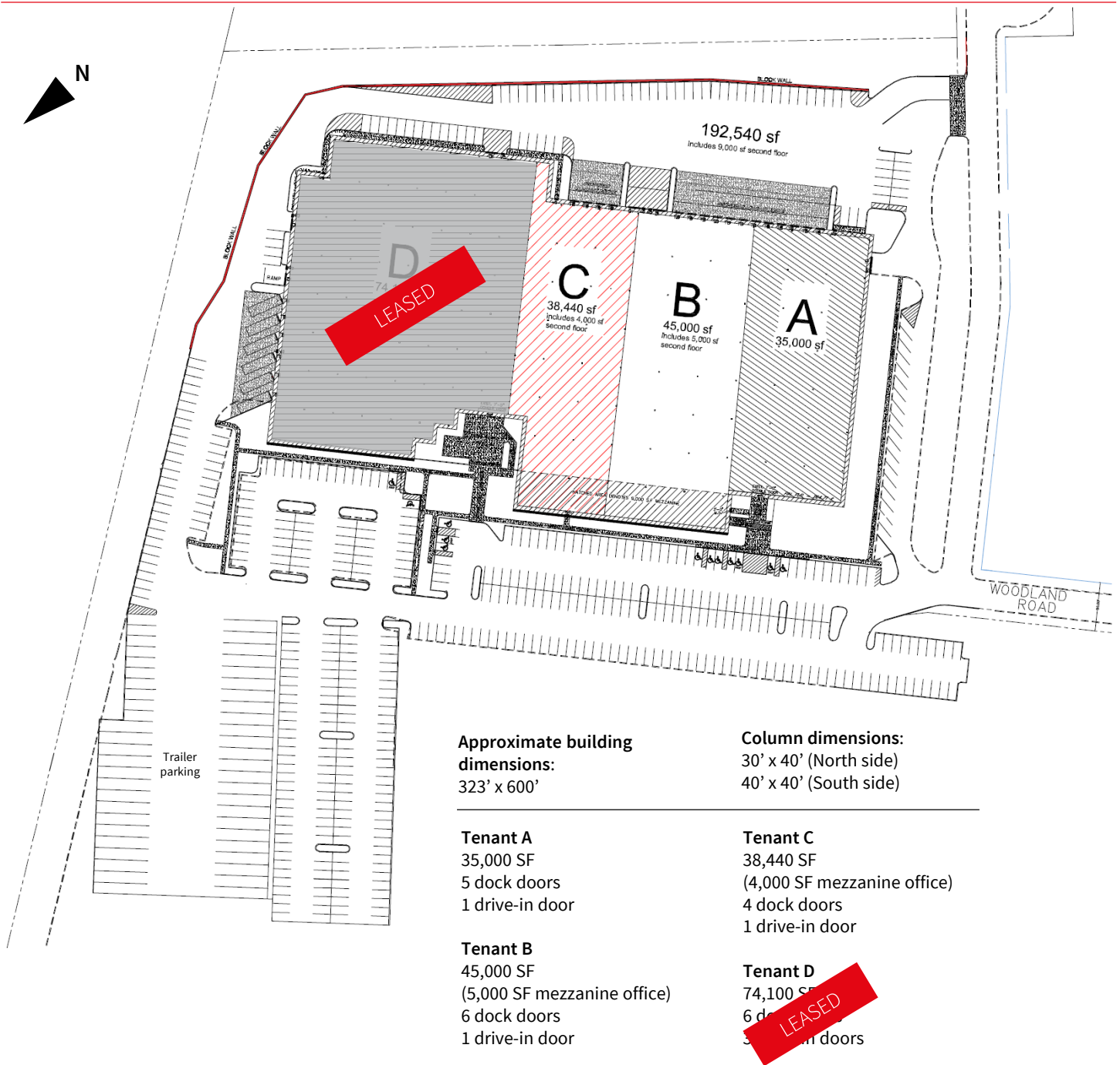
## Location

- Close to I-280 off Exit 4A & B a four way interchange
- 2.6 Miles to I-280
- 19.5 Miles to Newark Liberty International Airport
- 21.8 Miles to Port Newark/Elizabeth Marine Terminals
- 22.2 Miles to NYC via the Lincoln Tunnel
- 28.1 Miles to the George Washington Bridge



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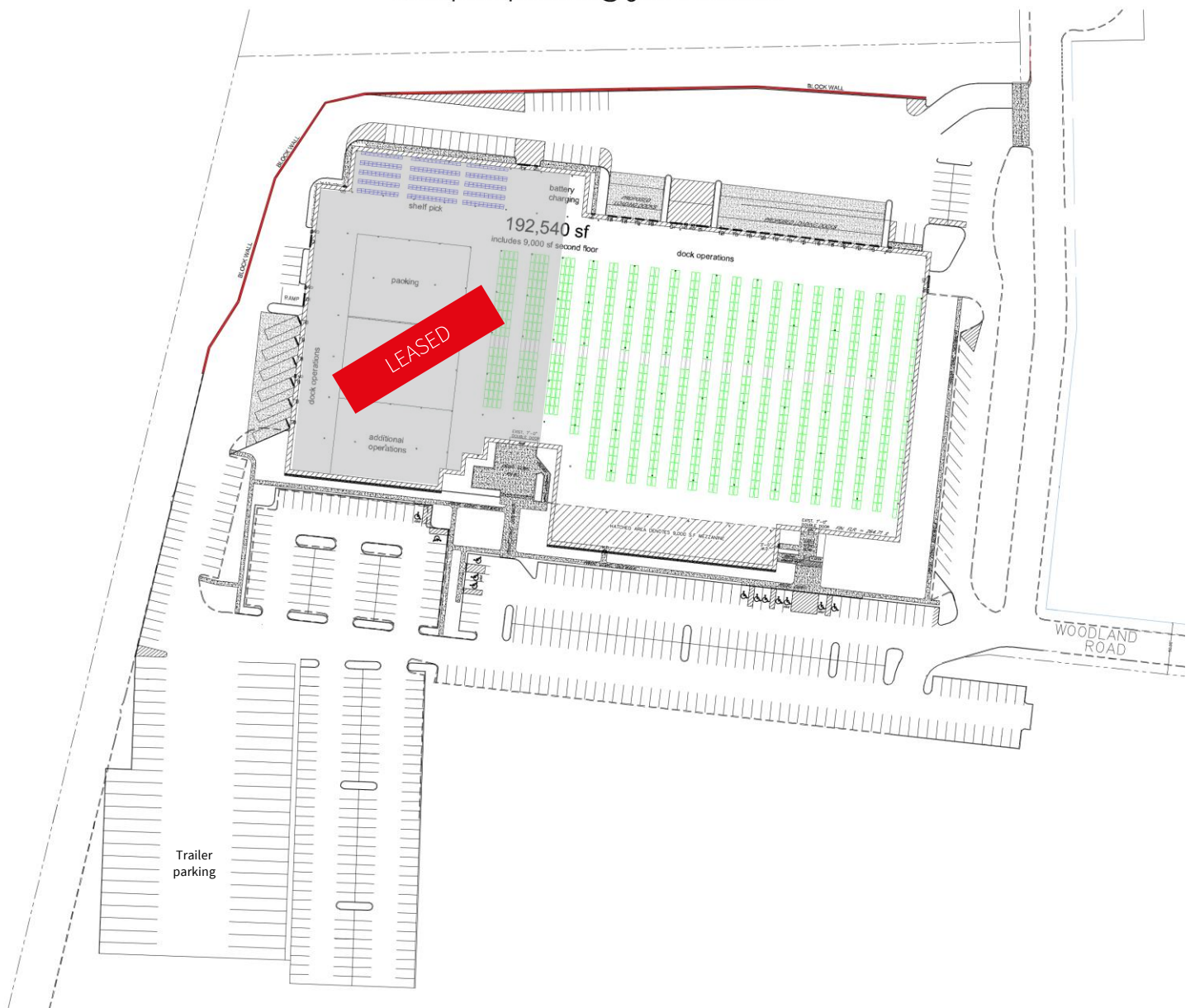
## Concept Plan



## Racking Layout

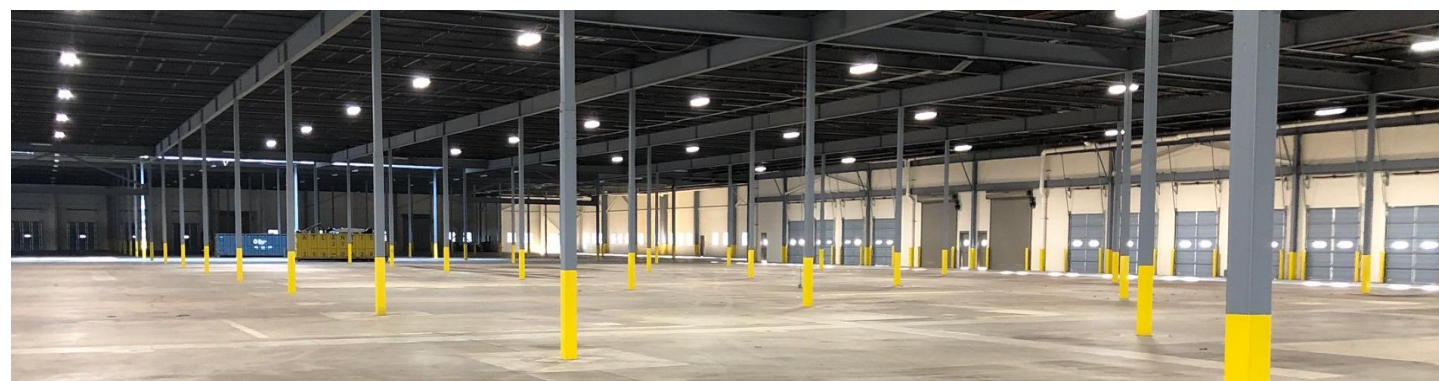
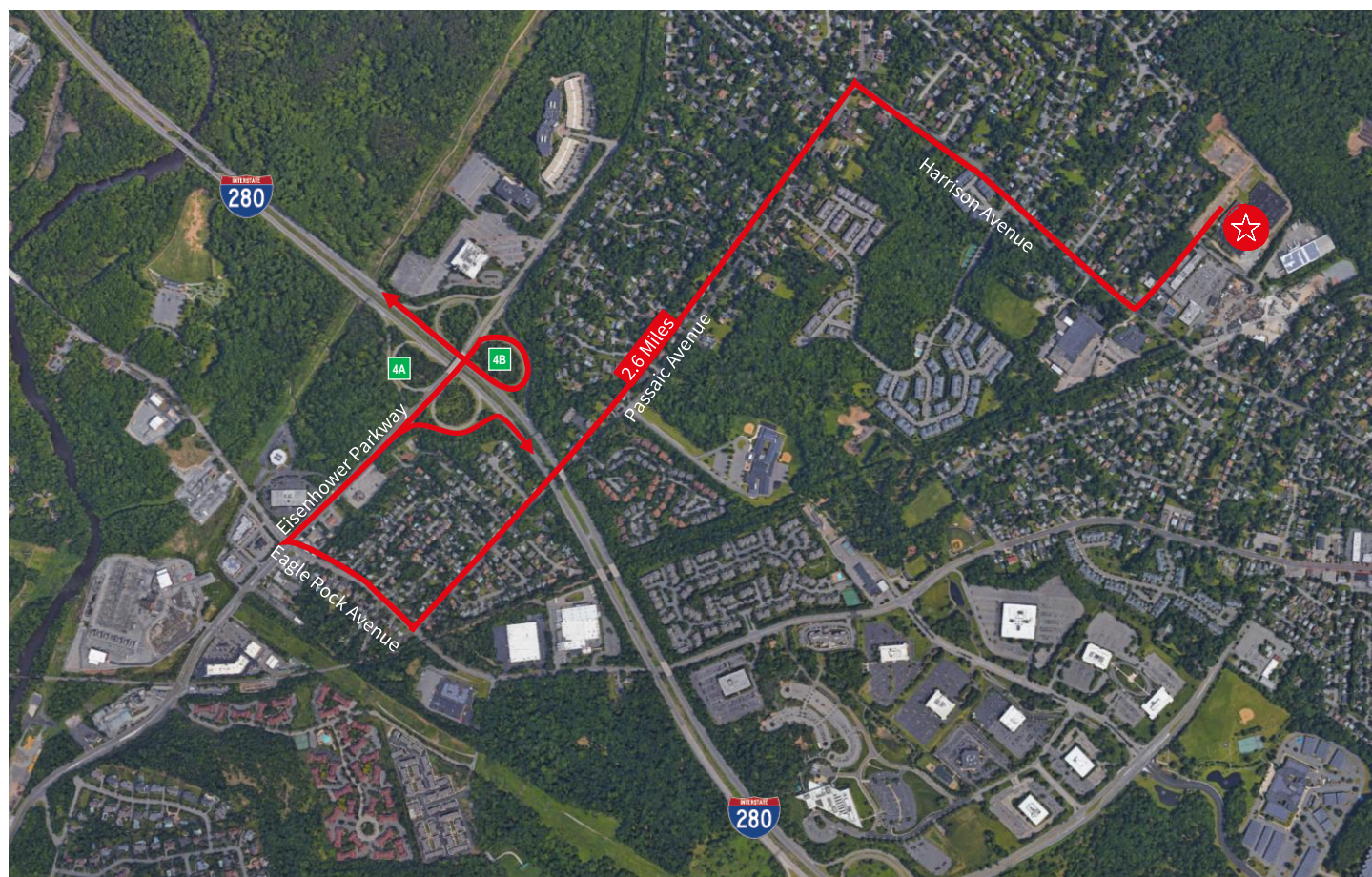
### Conceptual Racking Layout

~ 5,950 pallet positions @ ground + 2 levels



## Location

- Close to I-280 off Exit 4A & B a four way interchange



For more information, contact:

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