



1201 VALLEY BROOK AVENUE
LYNDHURST, NJ



172,801 SF

**NEWLY REPOSITIONED.
SUPERIOR LOCATION.
SIZABLE OPPORTUNITY.**

www.1201valleybrook.com



BUILDING HIGHLIGHTS



TOTAL BUILDING SIZE	±172,801 sq. ft.	COLUMN SPACING	45' x 40'
WAREHOUSE SPACE	±156,324 sq. ft.	SPRINKLERS	ESFR
OFFICE SPACE	±16,477 sq. ft.	WAREHOUSE LIGHTING	LED
ACRES	±10	CAR PARKING	162
DOCK DOORS	11	POWER	2,500 amps 3 phase 4 wire 480/277-volt
CEILING HEIGHT	26' clear		

PLANNED IMPROVEMENTS

EXTERIOR

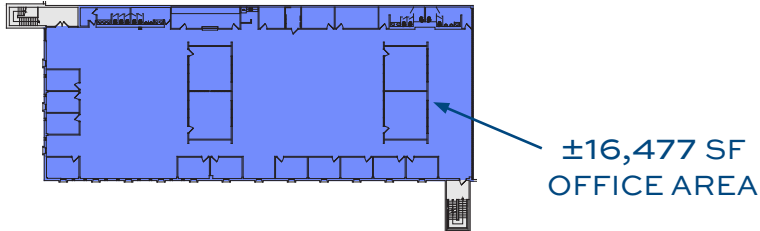
- New main front entrance
- Freshly painted exterior
- New lighting
- Repaved / re-striped parking lot and truck court
- 4 new dock high doors
- New docks, bumpers and seals
- New landscaping

INTERIOR

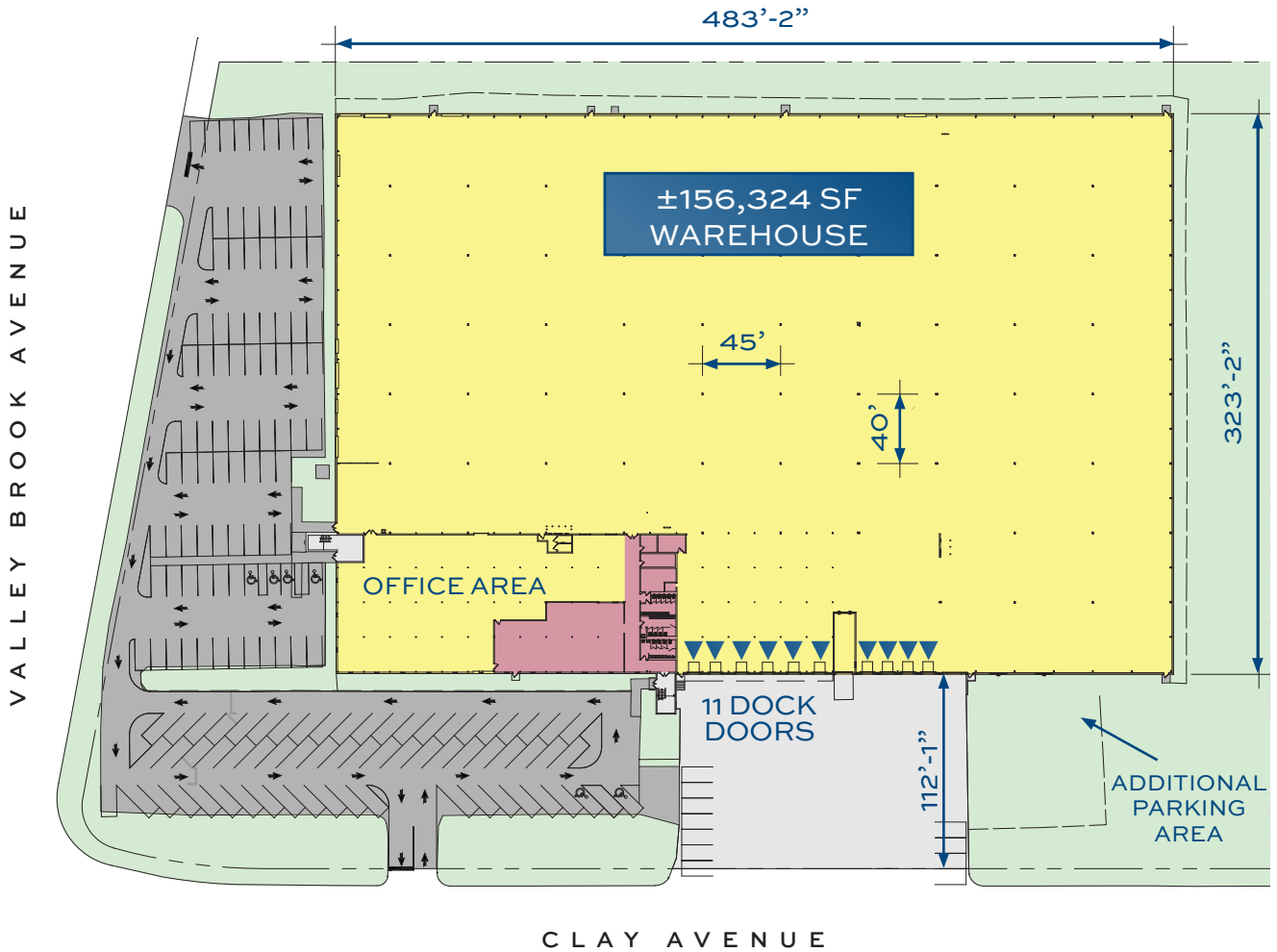
- New ESFR sprinkler system
- Renovated office space
- Filled in interior loading area and converted to exterior loading
- New main lobby
- New LED warehouse lighting
- Lavatory updates / upgrades
- White-wash interior warehouse walls and columns

SITE PLAN

MEZZANINE



GROUND FLOOR





6 MINS

to Exit 16W of the
New Jersey Turnpike



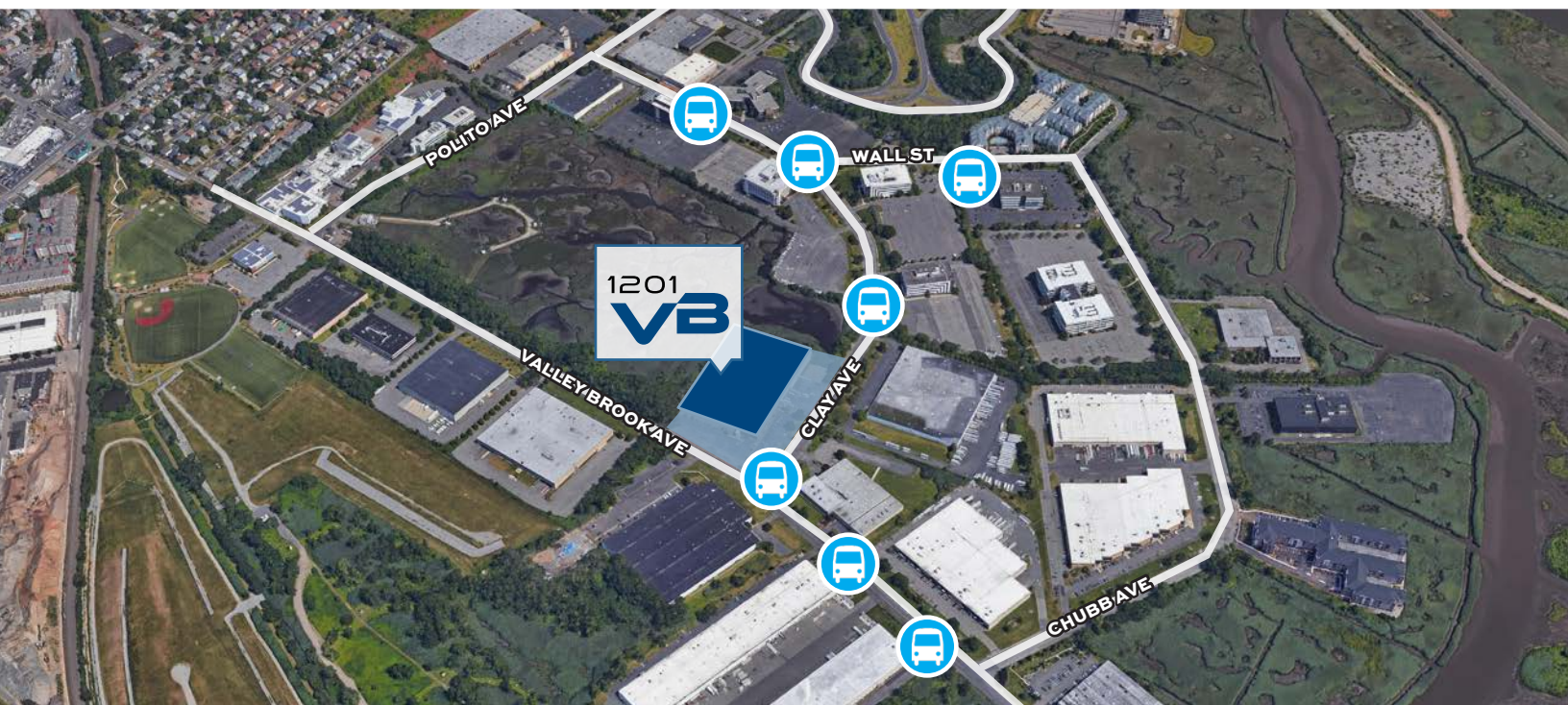
15 MINS

to NYC via the
Lincoln Tunnel

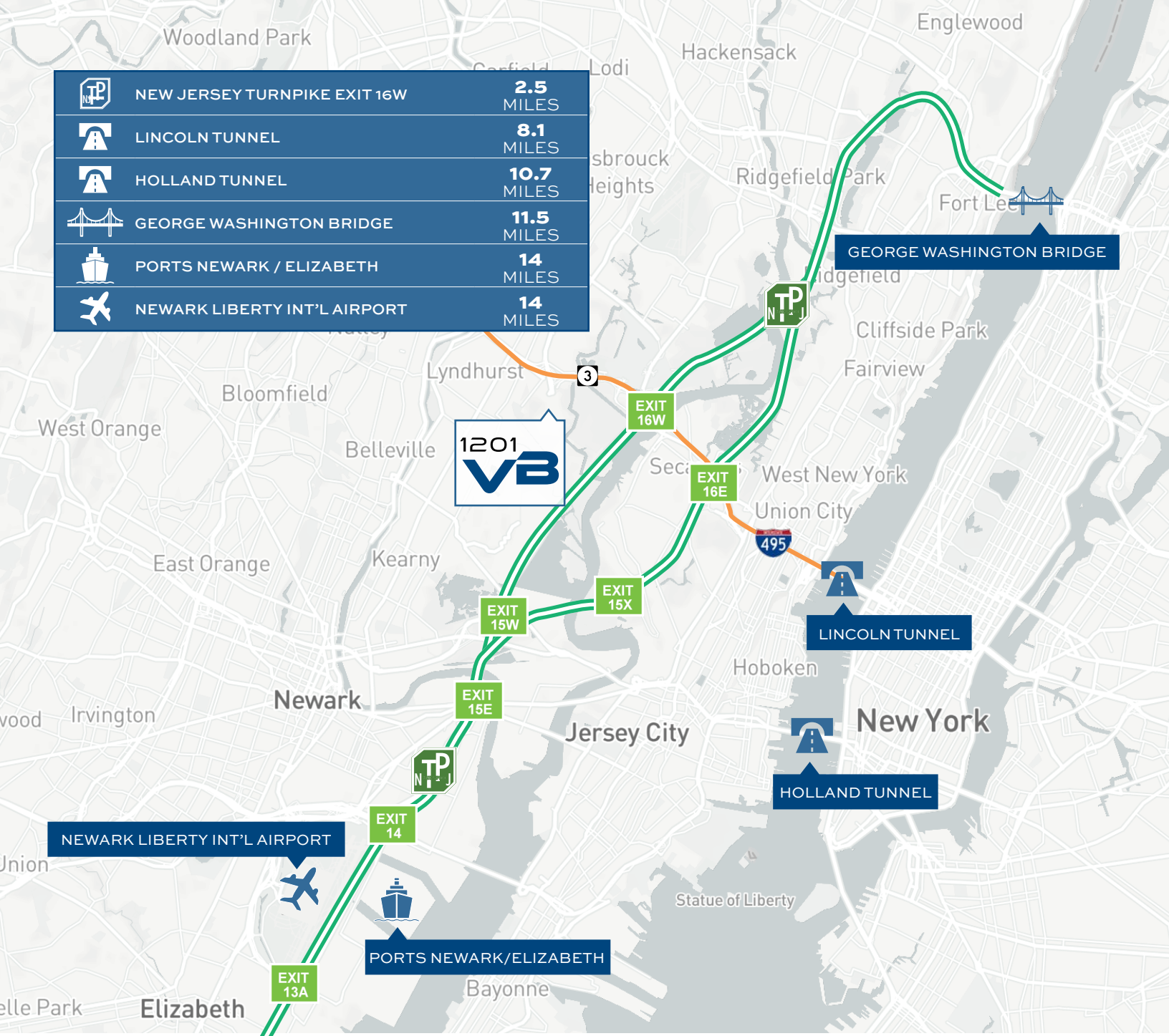


NJ TRANSIT

walking distance to various
NJ Transit bus stops



	NEW JERSEY TURNPIKE EXIT 16W	2.5 MILES
	LINCOLN TUNNEL	8.1 MILES
	HOLLAND TUNNEL	10.7 MILES
	GEORGE WASHINGTON BRIDGE	11.5 MILES
	PORTS NEWARK / ELIZABETH	14 MILES
	NEWARK LIBERTY INT'L AIRPORT	14 MILES



CONTACT



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