

# 77,012 SF AVAILABLE

190 JONY DRIVE | CARLSTADT, NJ

FOR LEASE



190 JONY DRIVE

## PROPERTY SPECIFICATIONS

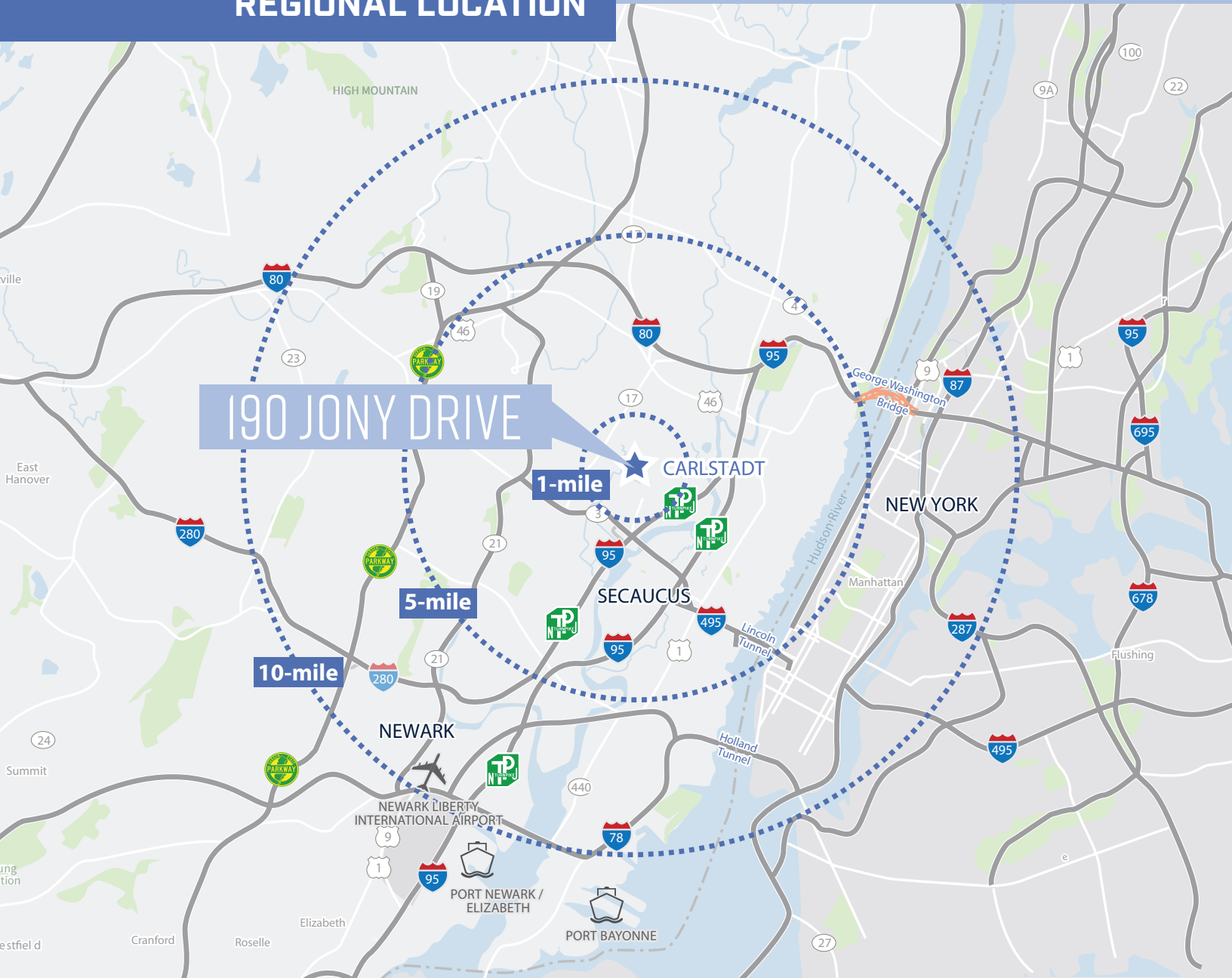


Land Area	3.9 Acres
Building Area	102,611 SF
Available Space	77,012 SF Warehouse: 41,840 SF Office: 18,054 SF 1st floor and 17,118 SF office/mezzanine 2nd floor
Loading Doors	4 tailgates (2 levelers), 2 side tailgates, and 2 drive-in doors
Car Parking	121 car spaces
Column Spacing	40' x 25'
Clear Height	18' clear +/-30,289 SF 24' clear +/-11,551 SF
Foundation	Reinforced concrete slab on grade
Power	5,000 amp, 220 volt, 3 phase/4 wire primary service
Lighting	Warehouse: T5 lighting with manual controls Office: T8 and T12 florescent lighting
HVAC	Warehouse: Air conditioned with roof top units and heated with suspended N/G unit heaters
Sprinkler System	Wet
Availability	Immediate



[www.190Jony.com](http://www.190Jony.com)

# REGIONAL LOCATION



## KEY DISTANCES

Route 3	2.0 Miles
Route 17	2.2 Miles
Interstate 95 / NJ Turnpike	2.5 Miles
Teterboro Airport	4.0 Miles
Interstate 80	4.1 Miles
Route 21	4.4 Miles

## KEY DISTANCES

Lincoln Tunnel	7.4 Miles
Garden State Parkway	8.9 Miles
George Washington Bridge	9.1 Miles
Newark Airport	14.0 Miles
Port Newark/Elizabeth	14.1 Miles

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