



# For Lease

Total SF: 43,257 SF (21,628 over 21,628 SF)  
Office SF: 1<sup>st</sup> floor 3,606 SF / 2<sup>nd</sup> floor 8,949 SF  
Acreage: 2.4  
Building dimensions: 132.8' x 162.8'  
Ceiling height: 1<sup>st</sup> floor: 15' and 2<sup>nd</sup> floor: 12'  
Column spacing: 1<sup>st</sup> floor; 32.5' x 20' and 2<sup>nd</sup> floor: 32.5' x 40'  
Loading: Two (2), 8' x 8' dock high loading doors with levelers. One (1), on grade drive in  
Power: Two (2), 1000 amp @ 200/110 volt  
4 wire services  
Heat: Natural gas  
Sprinkler: Wet  
Parking: Approximately 156 spaces  
Estimated Taxes: \$104,318.20  
Zoning: L-L, Limited Light Industrial and TH, Townhouse  
Features: Single pallet freight elevator; 4,000 lbs. Capacity. 2<sup>nd</sup> floor warehouse is air conditioned

## 43,257 RSF

61 West Hunter Avenue,  
Maywood, NJ

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