



WAREHOUSE FOR LEASE

# 170 Beaver Brook Road

Lincoln Park, NJ

**10,000 SF AVAILABLE IMMEDIATELY**

## PROPERTY SPECIFICATIONS

**Asking Rent:** \$10.45 PSF

**Available Space:** 10,000 SF

**Ceiling Heights:** ±18'6" Clear

**Lighting:** T-5 with Sensors

**Parking:** 10+ Spaces (Expandable)

**Loading:** 2 Loading Docks, 1 Oversized Drive-In

**Sprinklers:** Wet Sprinkler

**Power:** 400 amps, bus ducts, 3 phase

**Zoning:** 1

**Est. Taxes/CAM:** \$3.00 PSF

**Utilities:** Included in CAM

Natural Gas/Electric included in CAM

## PROPERTY & AREA AMENITIES

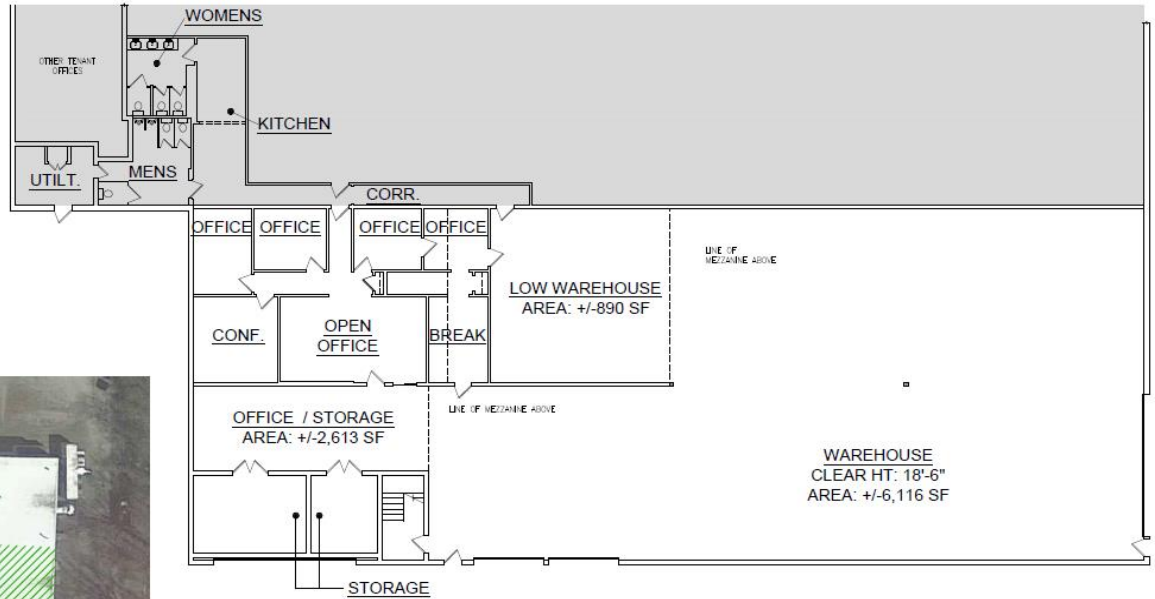
Access to Routes 23, 46, I-80, and 287 | Possible outside storage | Well maintained property | Close to shops, restaurants, banks, etc.

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## Aerial / Location



LOCATION MAP



For more information, please contact:

**Stephen Sander**  
Managing Director  
+1 201 508 5246  
stephen.sander@cushwake.com

Cushman & Wakefield of New Jersey, LLC  
One Meadowlands Plaza  
East Rutherford, NJ 07073  
Phone: +1 201 935 4000



[cushmanwakefield.com](http://cushmanwakefield.com)

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