



± 69,000 SF Available in Brand New Distribution Facility

5 ETHEL BOULEVARD

CARLSTADT/WOOD-RIDGE, NJ

FLEXIBILITY | VISIBILITY | PROXIMITY

State-of-the-art distribution facility in New Jersey's premier infill submarket
Meadowlands location ideal for last-mile fulfillment



BEST SPACE IN THE MEADOWLANDS!



MOVE-IN READY
2,500 SF spec office underway
LED warehouse lighting



36' CLEAR HEIGHT
6,951 potential
pallet positions



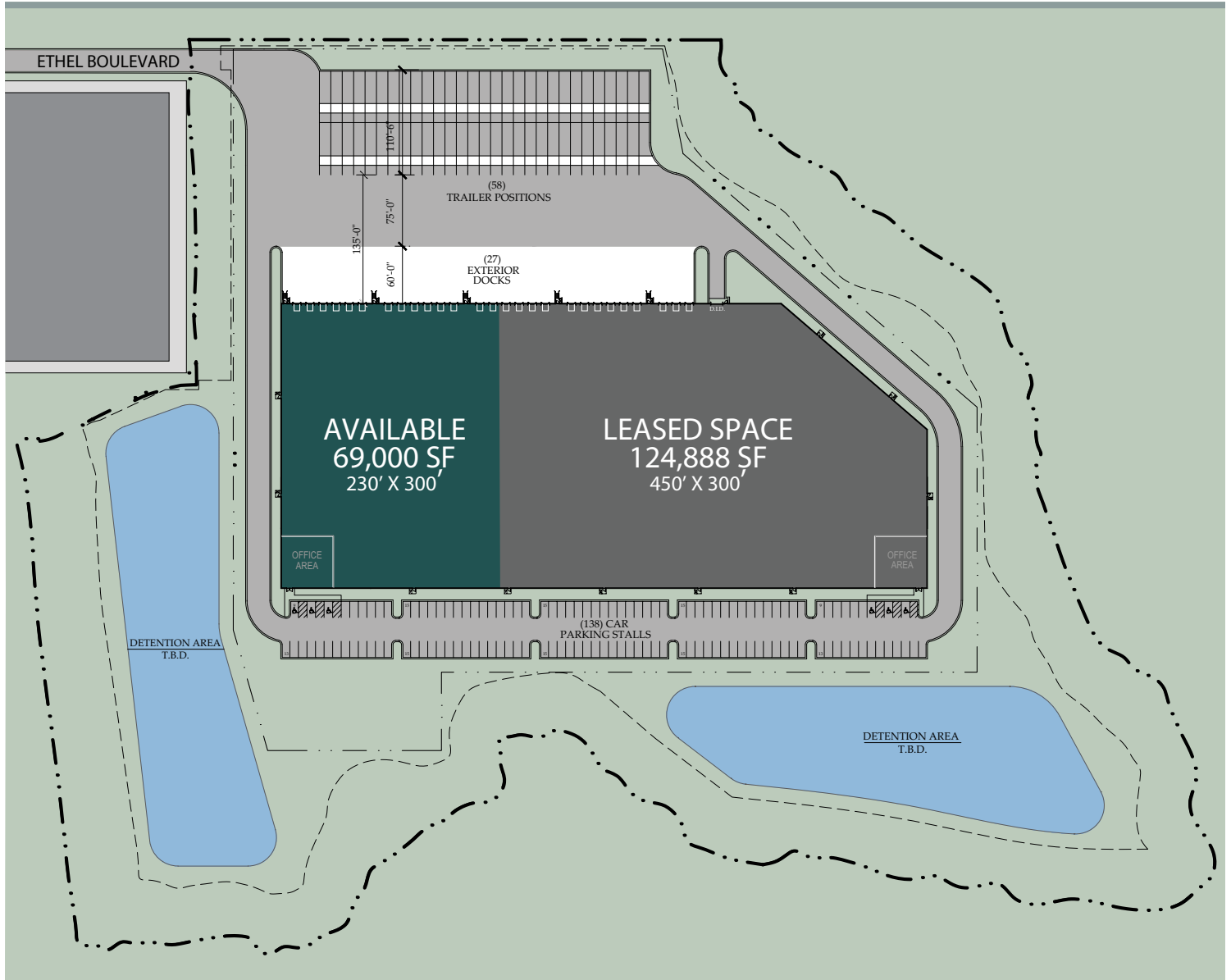
EXTRA PARKING
32 trailer and 58 car spaces



ABUNDANT LOADING
1 door per 5,307 SF



SITE PLAN



NORTH ELEVATION



HIGHLIGHTS

- Located at the end of the cul-de-sac of Ethel Boulevard in Wood-Ridge, New Jersey
- Modern state-of-the-art distribution facility
- Close proximity to diverse labor pool
- Walk .36 miles to the Wood-Ridge New Jersey Transit Rail Station and Pascack Valley Line
- Minutes from New York City via the Lincoln Tunnel, George Washington Bridge and close to Port Newark/Elizabeth and Newark Liberty International Airport
- Ultimate location for last-mile distribution
- Over 40,000 warehouse and manufacturing employees in a 5 mile radius

SPECIFICATIONS

Building size:	± 193,888 SF
Available:	69,000 SF
Office space:	2,500 SF
Site:	29 acres
Clear ceiling height:	36' clear
Column spacing:	55' x 44'6"
Staging Bays:	61'
Dock doors:	13 loading docks
Dock equipment:	7' x 8', 40,000 lb capacity mechanical pit levelers Z-guards, dock bumpers and seals
Drive-in doors:	1
Trailer parking:	32 spaces
Truck court:	135'
Car parking:	58 spaces
Sprinkler system:	ESFR with K22.4 heads
Electrical:	Up to 800 Amp 277/480 Volt, 3 phase, 4 wire elec. service provided. (for remaining unit)
Heating:	Cambridge roof top unit, designed for +60 degrees F at 0 degrees ambient air
Warehouse floor:	Slab on grade 8" thick concrete unreinforced (35 FF/ 25 FL). Uniform load 1,000 PSF, forklift maximum axle load 19,000 lbs, single post rack load 15,200, two post (back to back) rack load 10,000
Construction Type:	Pre-cast concrete



69,000 SF Available | ± 193,888 Total SF Speculative Construction

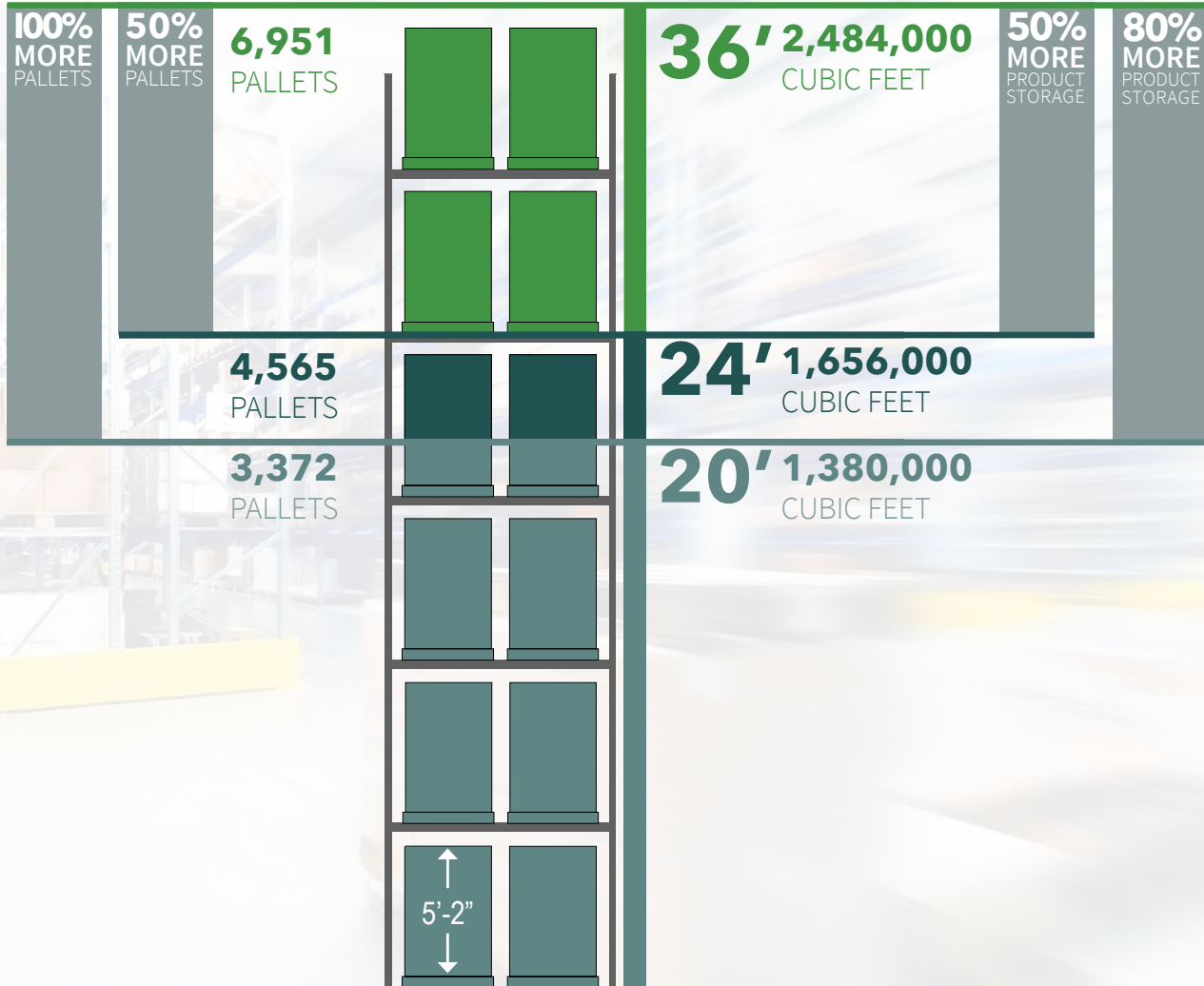
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PALLET & CUBIC STORAGE CAPACITY

PALLET STORAGE CAPACITY

CUBIC STORAGE CAPACITY



For more information, contact:

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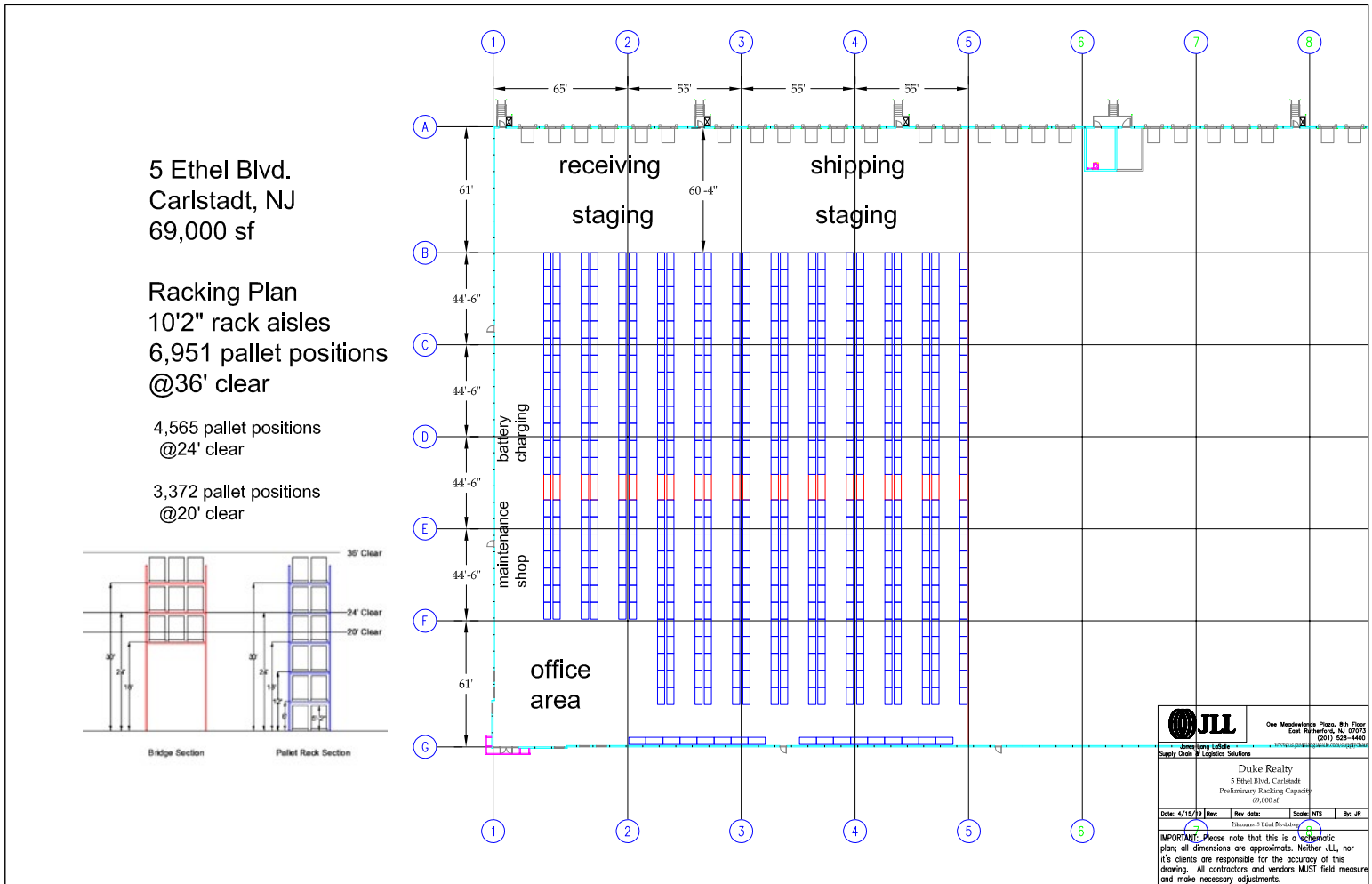
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RACK PLAN & ELEVATIONS



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PROXIMITY TO KEY DESTINATIONS

NEW YORK CITY

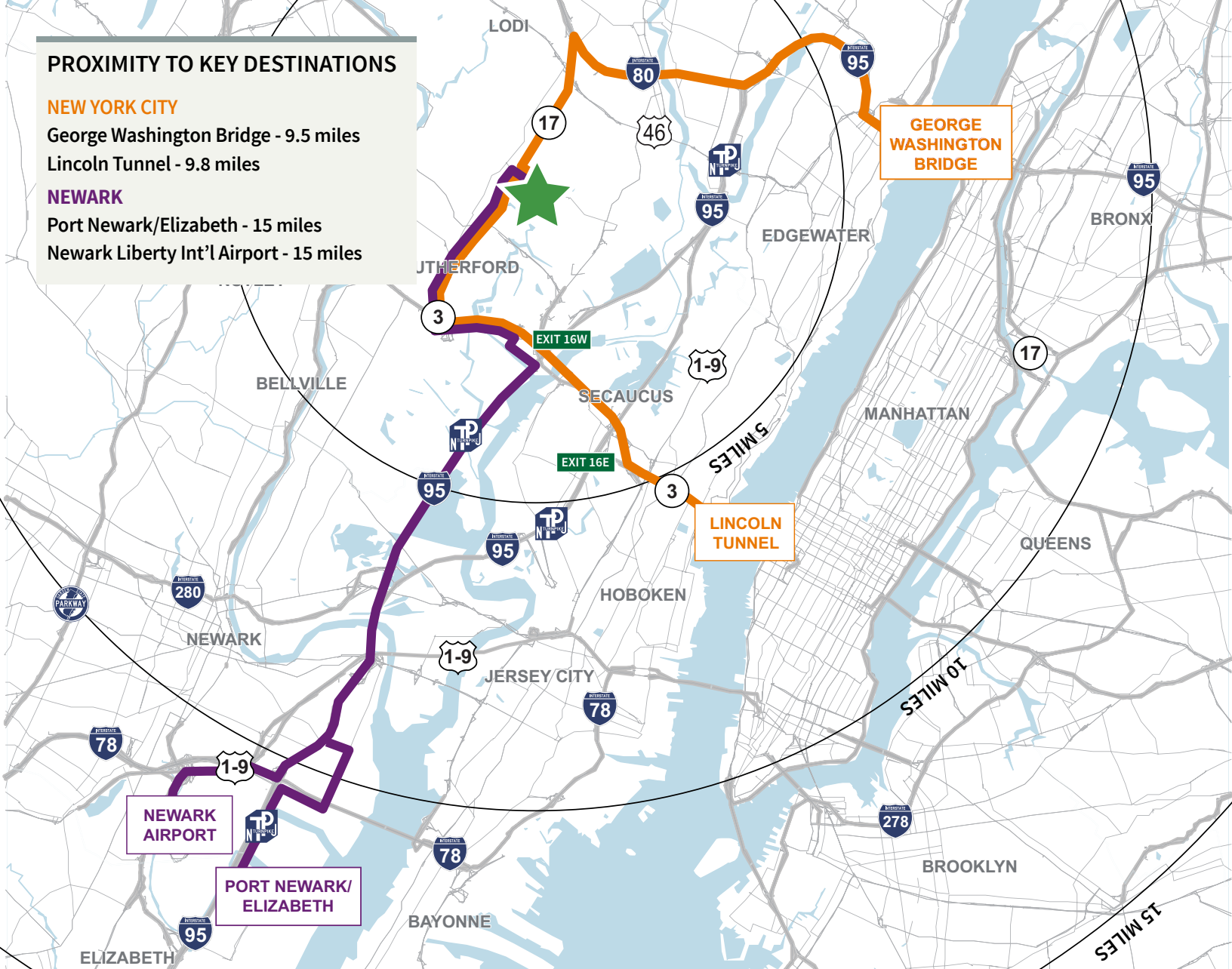
George Washington Bridge - 9.5 miles

Lincoln Tunnel - 9.8 miles

NEWARK

Port Newark/Elizabeth - 15 miles

Newark Liberty Int'l Airport - 15 miles



ACCESSIBILITY

- Accessible from I-95/New Jersey Turnpike via Exits 16E and 16W, I80 and Routes 1, 3, 4, 9, 17, 21 and 46 and the Garden State Parkway
- Located 15 miles from Port Newark/Elizabeth Marine Terminals via I-95/New Jersey Turnpike
- Walk .36 miles to the Wood-Ridge New Jersey Transit Rail Station and Pascack Valley Line



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