

IMMEDIATE AVAILABILITY



251 union

Under new ownership, Treetop Development is implementing an expansive capital improvements plan with **more than \$1.3 million in recent improvements.** **251 Union** offers **106,804 sq. ft.** of combined office and warehouse space—available immediately.

CBRE



251 UNION STREET, NORTHVALE, NEW JERSEY 07647

MORE THAN **\$1.3M** IN RECENT IMPROVEMENTS



New roof system made of Carlisle EPDM 0.060 membrane with 115-mil Sure-Seal® FleeceBACK® membrane

New landscaping beds by all entryways

Diamond grind base and GP 3569 epoxy coating applied throughout the space

New top coat 1.5 – 2" of asphalt with new parking lot markings

ADDITIONAL IMPROVEMENTS

15W T8 LED lighting installed

Renovated bathrooms

New 2' x 2' drop ceiling tiles

Suspended fixtures replaced with LED panel lights

New wood fencing installed & painted

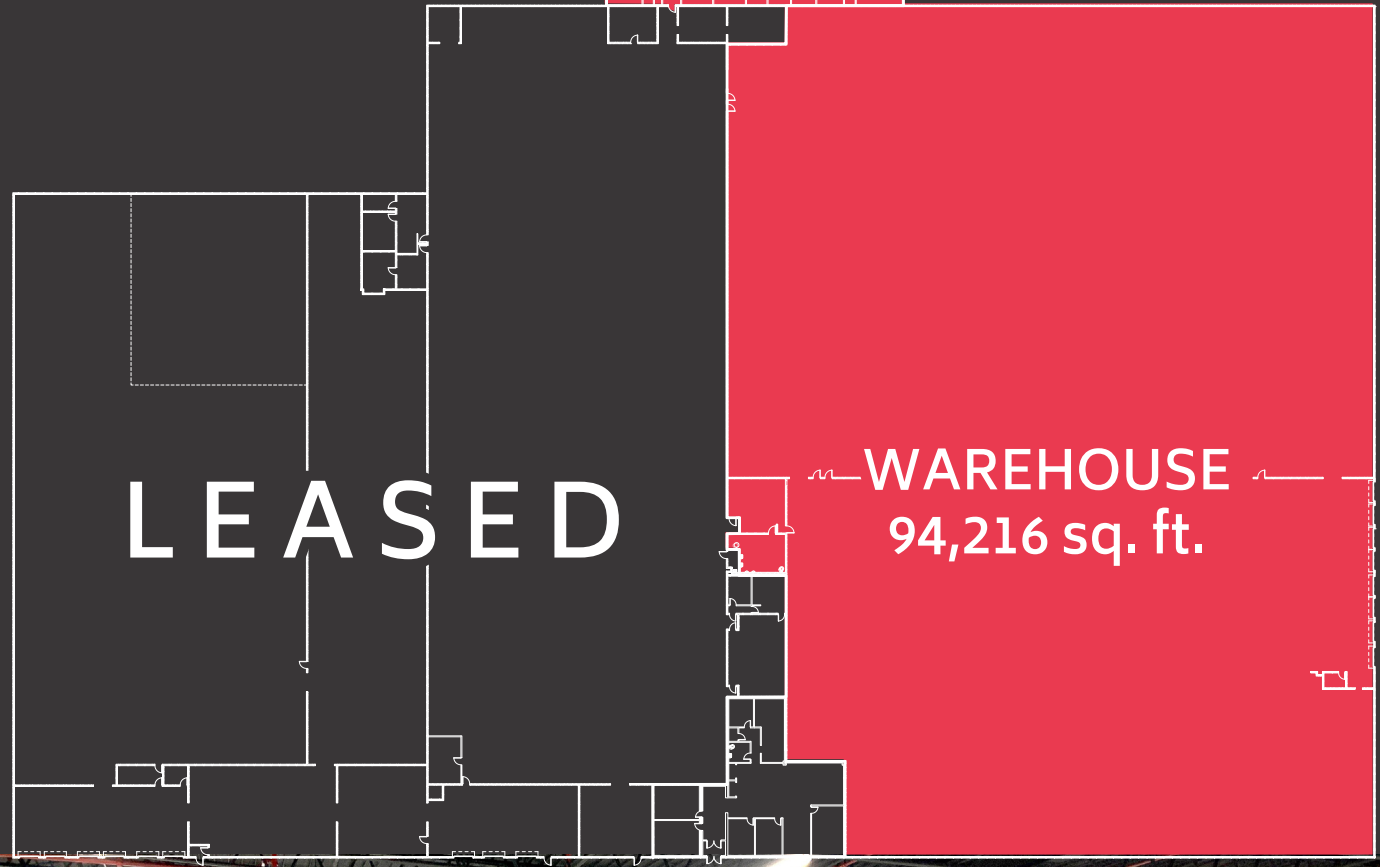
Tree & stump removal

VCT polished in breakroom and vestibule

New carpeting in available office space



OFFICE
12,588 sq. ft.



LEASED

WAREHOUSE
94,216 sq. ft.



16'

**CLEAR
HEIGHT**

8

**LOADING
DOORS**

ability to add
additional doors

16.3

ACRES

wet

**SPRINKLER
SYSTEM**

LED

LIGHTING

251union

CBRE

Reach more
than **10 million**
residents in
one hour



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