

# 20,690 SF

## Industrial Space For Lease



## Prologis Meadowlands

1270 Valley Brook Avenue  
Lyndhurst, NJ 07071 USA



### LOCATION

- Immediate access to NJ Turnpike Exit 16W, Interstate 80, Route 3, and Route 46
- ± 10 miles to New York City via Lincoln and Holland Tunnels
- ± 15 miles from Newark Liberty International Airport and Port Newark-Elizabeth
- Lyndhurst office/industrial park serviced by NJ Transit bus lines with bus stop at building

### FACILITY

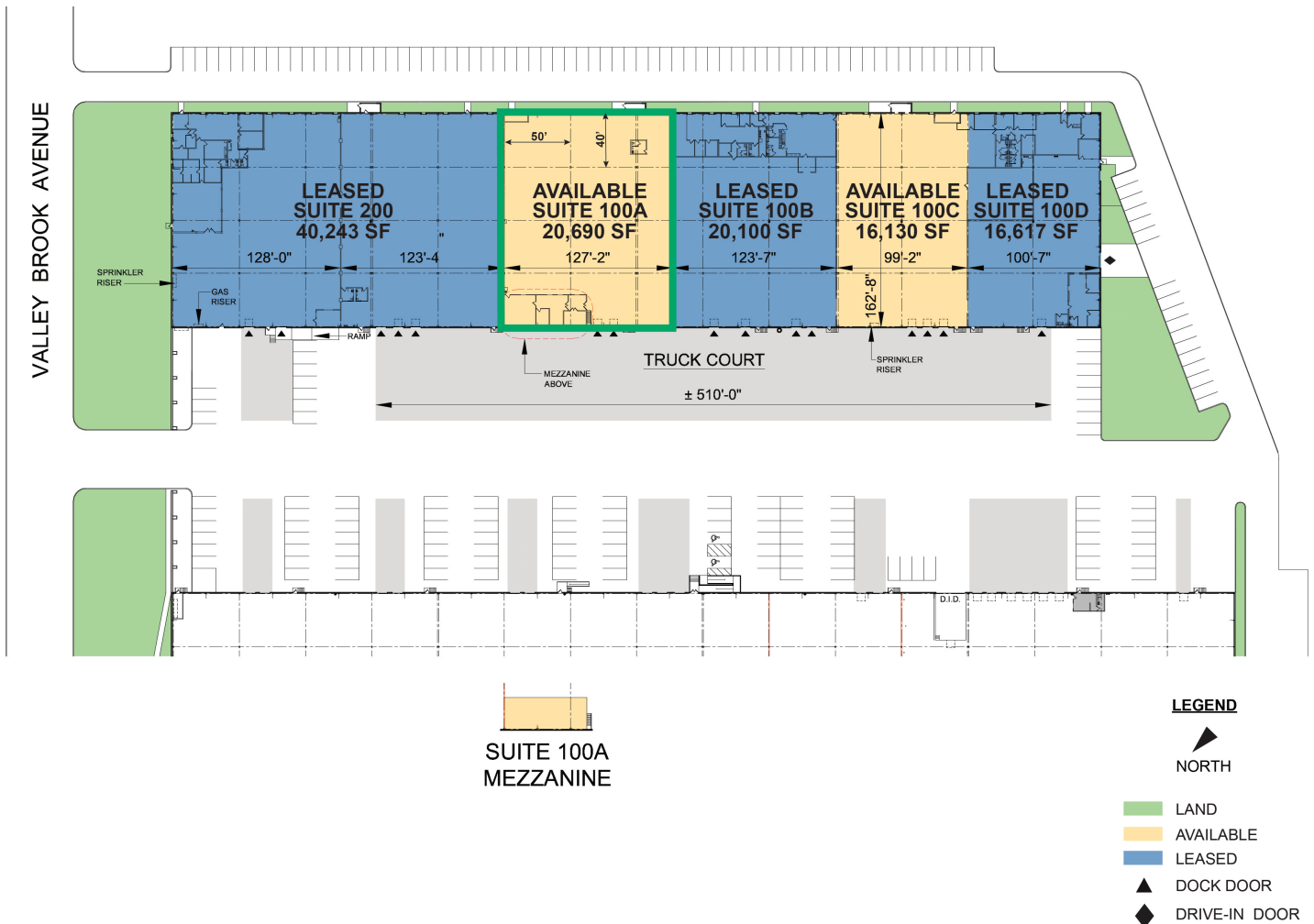
- Available May 1, 2021
- 113,780 SF total building size
- 20,690 SF available space
- 1,553 SF mezzanine office
- 22' clear height
- 40' x 50' column spacing
- 2 dock doors
- 150 amps at 480/277 volts
- Wet sprinkler system (density: 0.25/3,000 SF)

### ADVANTAGES & AMENITIES

- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials

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[www.PrologisMeadowlands.com](http://www.PrologisMeadowlands.com)

# CBRE

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