

INDUSTRIAL SPACE FOR LEASE

50,305 SF (DIVISIBLE)



10-50

Charles
Street

Westwood, New Jersey

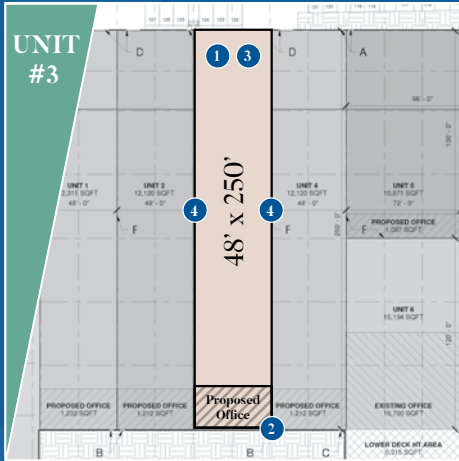
Treetop Development is offering (3) three $\pm 12,000$ to $\pm 50,305$ SF industrial units for lease with a total of $\pm 50,305$ total SF. The ability to combine and grow. Additional office and warehouse space available. New improvements allow for flexibility with demising tenancies.



TREETOP
DEVELOPMENT

CBRE

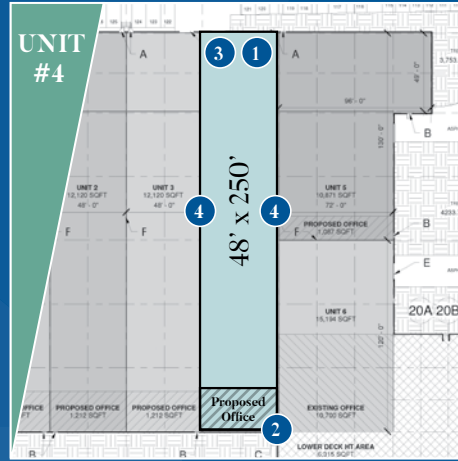
PROPOSED DEMISING PLANS



± 12,120 SF

Proposed Office ± 1,212 SF
Power: 400 Amps

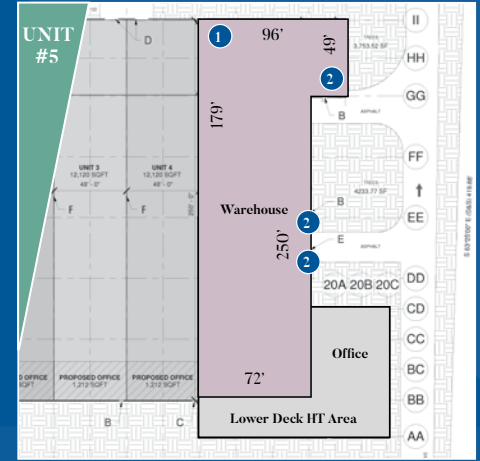
1. Unit Entry
2. Emergency Egress Door
3. Dock Door
4. Demising Wall



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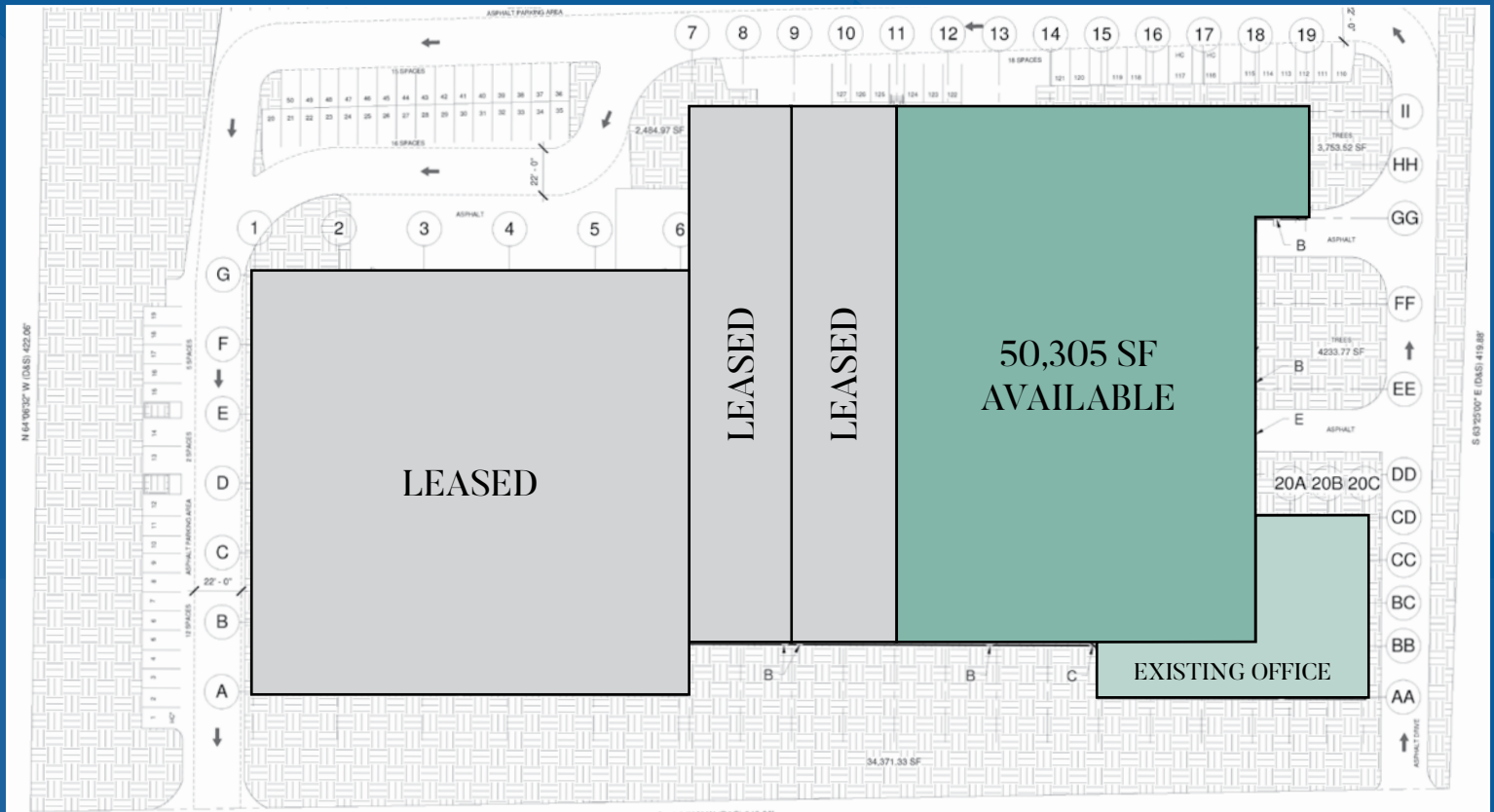


± 26,065 SF

Warehouse ± 37,852 SF
Lower Deck HT Area/Office
± 6,315 SF

Potential Warehouse & Office Space
Power: 1,000 Amps

1. Unit Entry
2. 2 Drive-In Door



NOTES:

- New unit entry, provide stair & ramp
- New required emergency egress door
- Existing required emergency egress door
- New off 9'-0"W x 10'-0"H dock door
- New 10'-0"W x 10'-0"H drive in door
- New demising wall, metal studs w/ gypsum board to allow for flexibility w/ demising tenancies

\$1.3M IN CAPITAL IMPROVEMENTS



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15'

CEILING
HEIGHT

127

CAR
PARKING

1,800
Amps

POWER

4
Expandable

LOADING
DOORS

To Suit

OFFICE
SQUARE FEET

Wet

SPRINKLER
SYSTEM

LED

LIGHTING

6.5

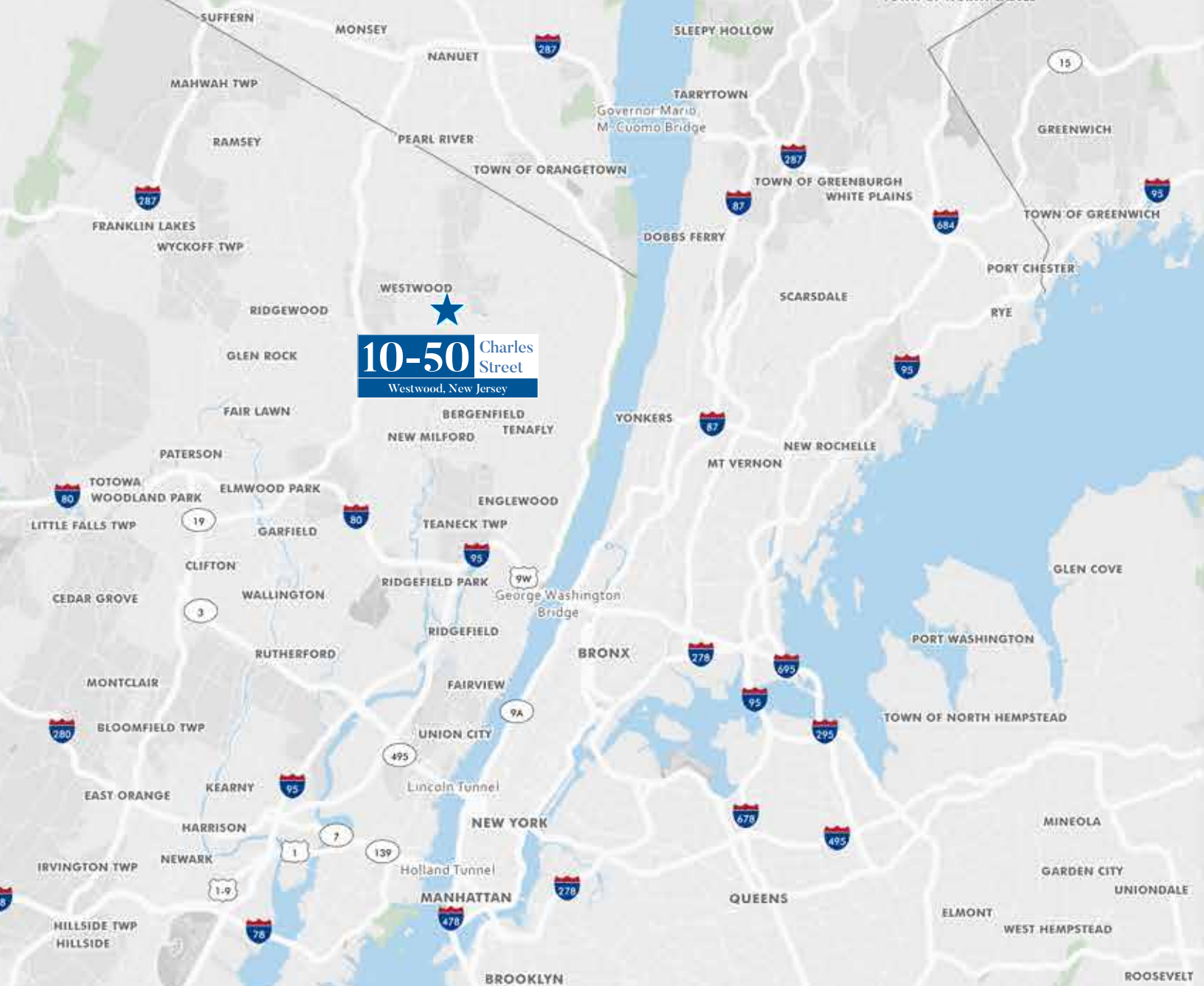
ACRES

Flexible

- Ability to devise into smaller units
- Ability to add additional loading doors
- New demising wall, metal studs with gypsum board to allow for flexibility with demising tenancies

Location

- Located in the attractive Northeast Bergen County Submarket
- 11 miles to the New Jersey Turnpike



PLEASE CONTACT:

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