

174

DELANNA AVENUE

± 220,000 SF
FOR LEASE IN CLIFTON, NJ



Class A Freestanding Cold and Dry Storage Distribution Center

Ample Trailer &
Employee Parking

 THE STRO COMPANIES
CREATING VALUE

CBRE





BUILDING SPECIFICATIONS

± 220,000 Total SF
± 21,810 SF Office Area
32' Clear Height
29 Loading Docks; 1 Drive-In
Cross-Docks Configuration
± 4,000 Amps - PSEG
105 Parking Spaces
20 Trailer Spaces
Wet and Dry Sprinkler Systems
52' x 51' Column Spacing

FOOD/COLD STORAGE INFRASTRUCTURE

± 100,000 SF of Refrigeration & Freezer
Ammonia Refrigeration
10 Refrigerated Docks
Partial Floor Drains & Washdown Areas
USDA/FDA Certified

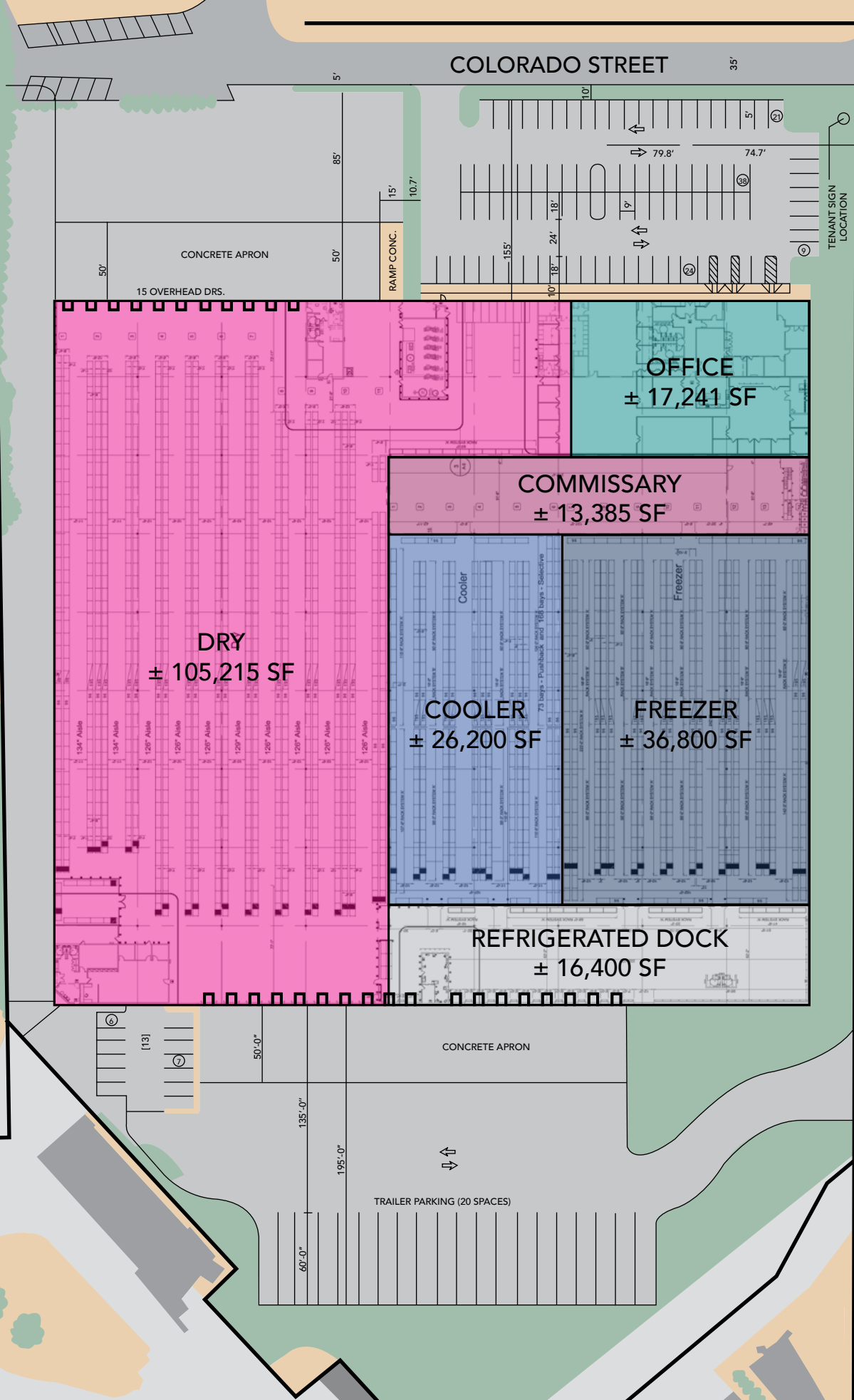
PALLET POSITIONS BY TEMP ZONE

Dry – 9,358
Cooler – 2,830
Freezer – 4,126

OFFICE SPECIFICATIONS

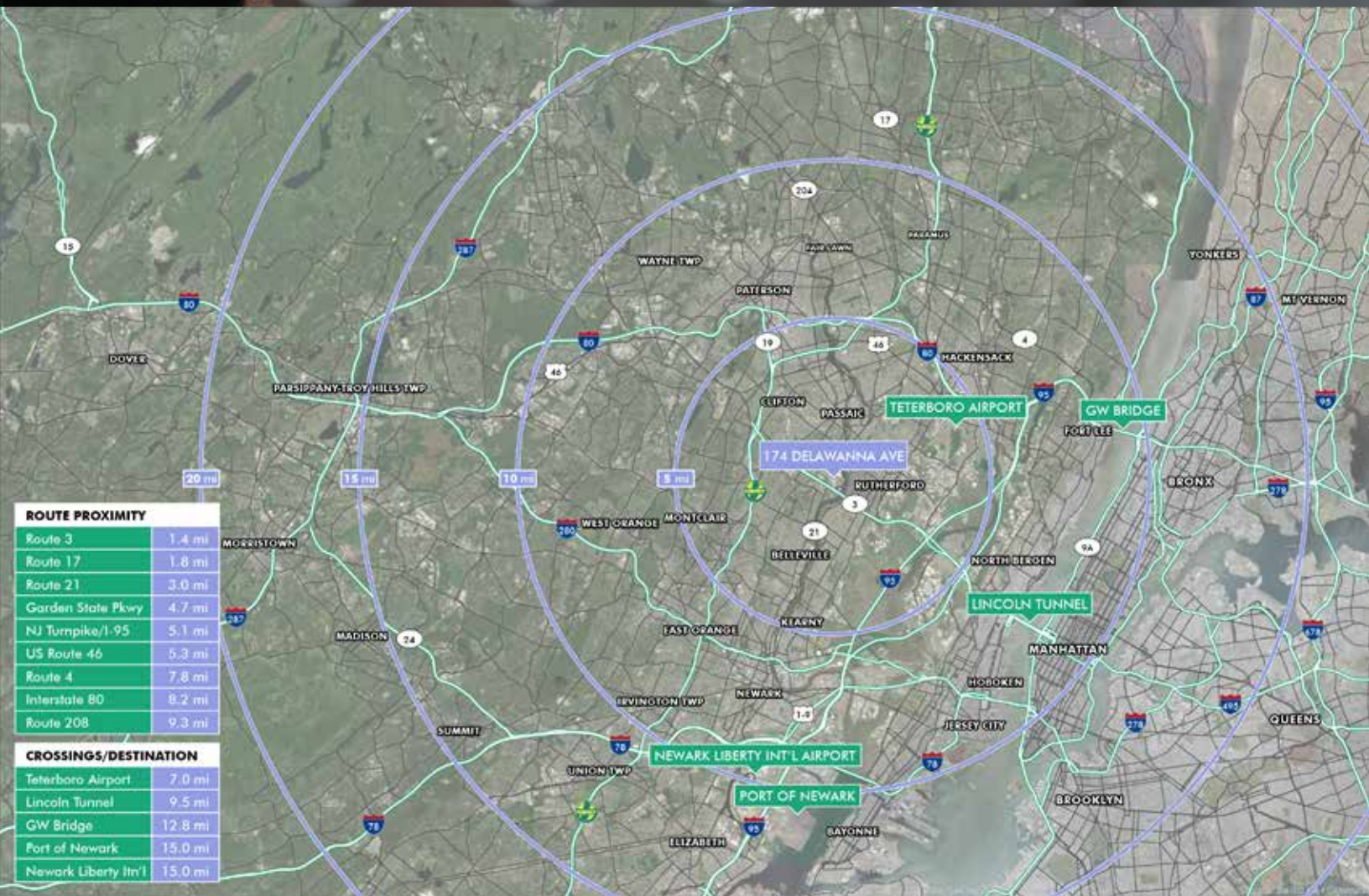
Main Office ± 17,241 SF
Additional Shipping Office ± 1,202 SF

Refrigerated Shipping Office ± 568 SF
Main Shipping Office ± 2,799 SF



Approximately 50% of the Building is Cold Storage Area Including Refrigerated and Freezer Space.

Easy Access to NJ Turnpike, Interstate 80, Routes 3, 21, George Washington Bridge and Lincoln Tunnel Crossings



174 DELAWANNA AVENUE | CLIFTON, NJ

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