

# INDUSTRIAL PROPERTY

70 OUTWATER LANE, GARFIELD, NEW JERSEY



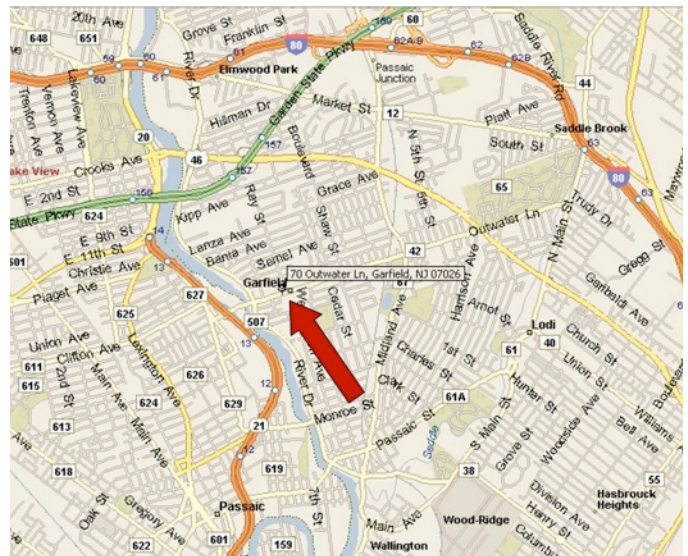
## FOR LEASE

**AVAILABLE SPACE:  
+/-107,000 SF  
DIVISIBLE**

Close to Routes 21, 80,  
46, 3, NJ Turnpike &  
Garden State Parkway

### Property Details:

- ✓ 107,000 SF Divisible to 27,000 SF & 80,000 SF
- ✓ Available Immediately
- ✓ Office Space: +/-2,500 SF
- ✓ Upgraded Lighting in 80,000 SF Unit
- ✓ 12 Tailboards (expandable)
- ✓ Ceiling Height: 27,000 SF - 12', 80,000 SF - 20'
- ✓ Column Spacing: 35' x 50'
- ✓ Wet Sprinkler
- ✓ 600 Amps/480 Volts
- ✓ New Gas Fired Heating Units in 80,000 SF Unit
- ✓ Taxes: \$1.20 SF
- ✓ CAM: \$0.46 SF



**Lee & Associates®**  
COMMERCIAL REAL ESTATE SERVICES  
Licensed Real Estate Broker

### For more information:

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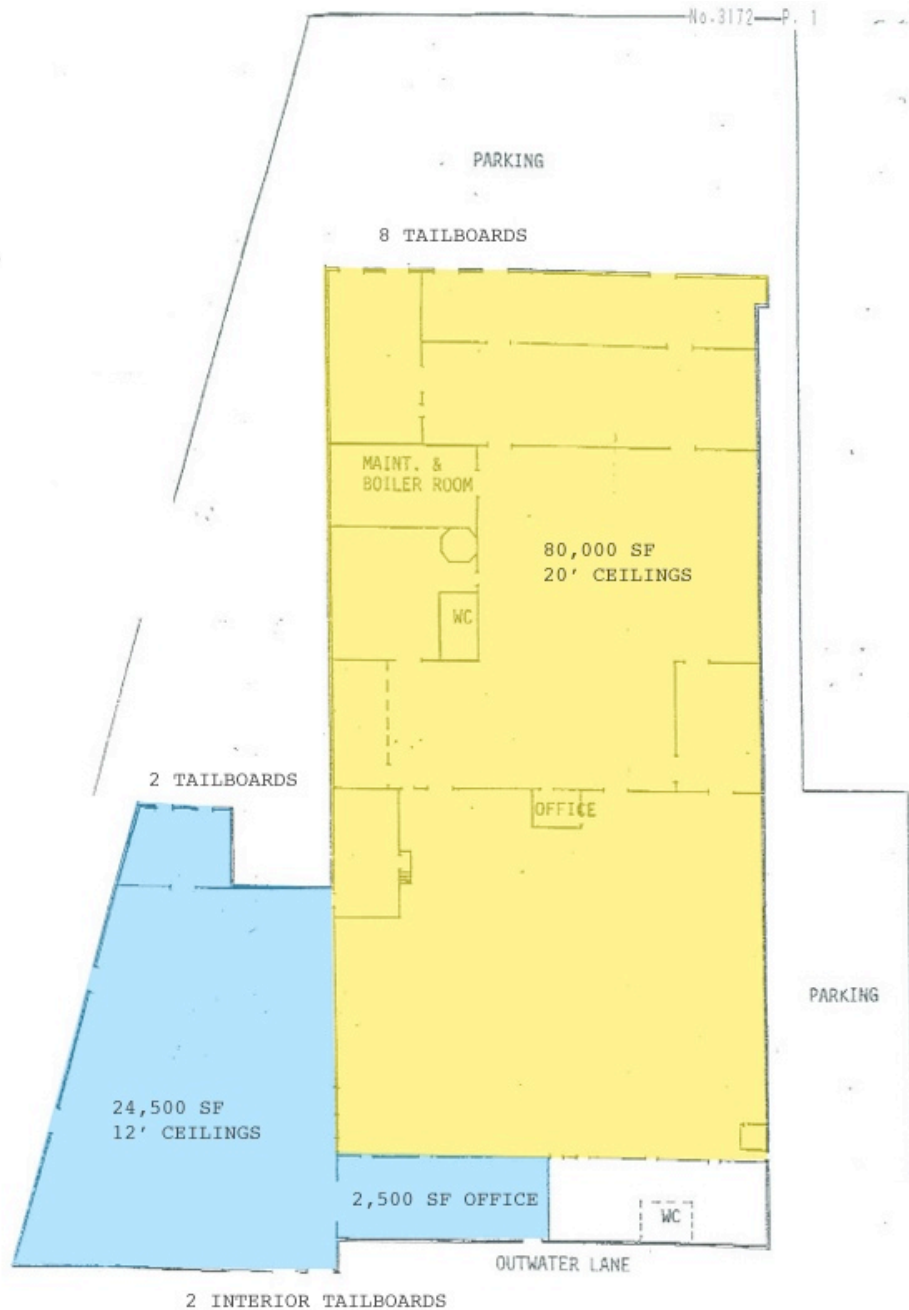
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*All information is from a source deemed reliable, however no representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omission, change of price, rental, or other conditions imposed by our principals*

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## Floor Plan



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