

For Sale or Lease

18 Wendell Place, Fairview, NJ



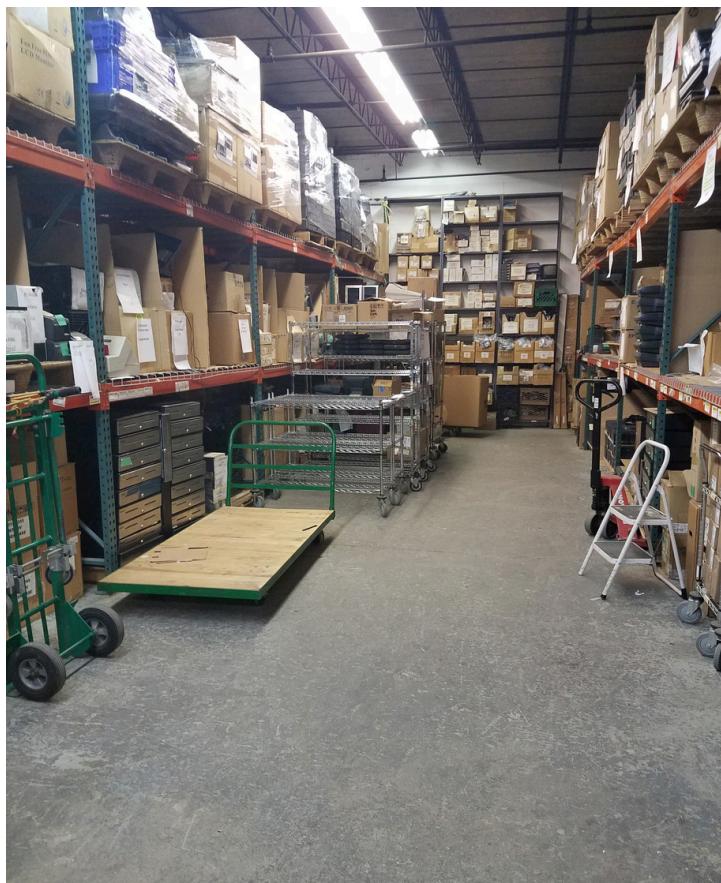
PROPERTY SPECIFICATIONS

- **Building Size:** 11,791 SF
- **Warehouse:** ± 8,423 SF
- **Office Area:** ± 3,368 SF
- **Ceiling Height:** 13'
- **Loading:** 1 loading dock (8 x 10)
- **Drive-In:** 1 garage door (8 x 10)
- **Column Spacing:** 34'9"
- **Parking:** ±18 spaces (12 striped)
- **Power:** 220 amps (480V 3-phase tbd)
- **Generator:** Diesel rooftop generator
- **Temperature Controlled:** (3) 7.5-ton Trane HVAC rooftop units (<5y/o); Split system for IDF/server room
- **Sprinklers:** Wet system

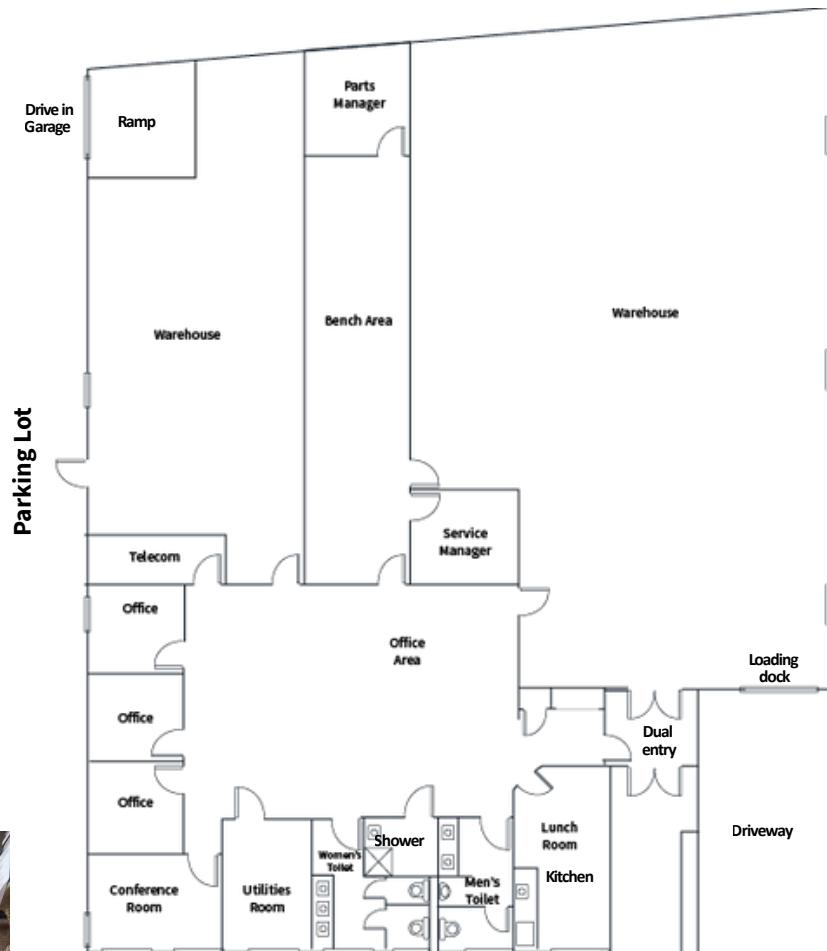


PROPERTY FEATURES / AMENITIES

- **State-of-the-art 12-camera OpenEye surveillance system**
- **Advanced access control & alarm system**
- **Full kitchen** with refrigerator, microwave, dishwasher, disposal, etc
- **Male & Female restrooms** (ADA accessible)
- **Separate shower room** with slop sink
- **Configurable office furnishings:** Cubicles, desks, shelving, etc
- Long-term tenancy history (23 years; business acquired)



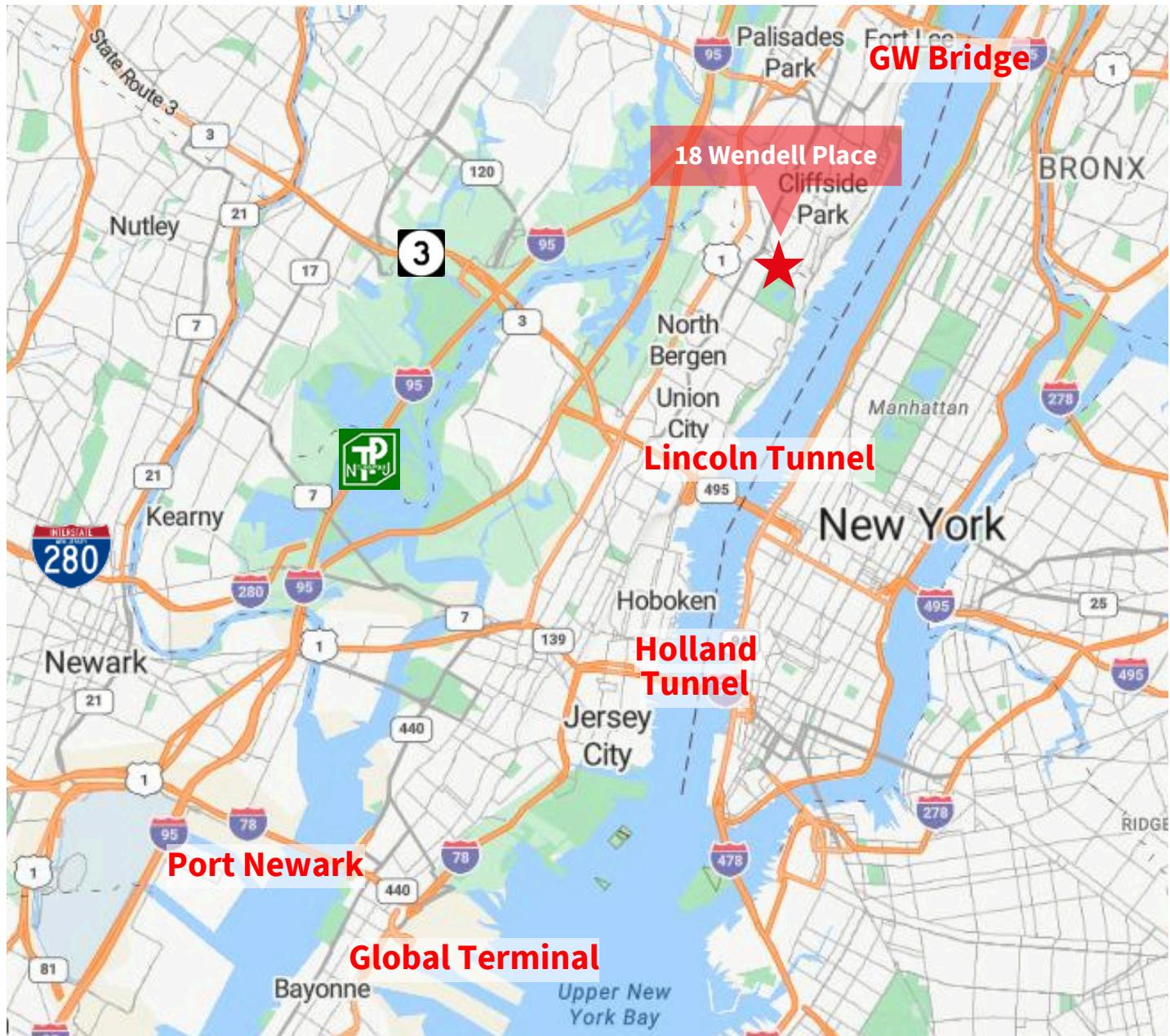
FLOORPLAN



Additional Parking Spaces on Wendell Place

Potential User Types

- Flex configuration ideal for manufacturing + office (with dual entry)
- Third Party Logistics Operations
- Regional Distribution
- Last Mile/Micro- Fulfillment
- E-commerce, drop-shipping
- Specialty Storage (ie vehicle; prop or costume)
- Food & Beverage
- Fitness or athletic hybrid concepts (pickleball, crossfit gym, etc)

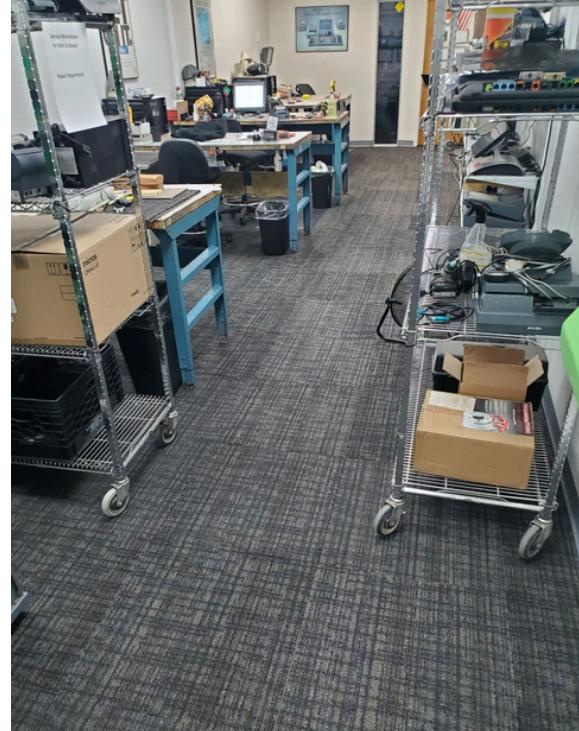


LOCATION HIGHLIGHTS

- Immediate access to Routes 1 & 9 (Tonnelle Avenue)
- ±3 miles to George Washington Bridge
- ±4 miles to Lincoln Tunnel
- ±4.5 miles to Holland Tunnel
- ±3 miles to Route 3
- ±6 miles to NJ Turnpike (I-95)
- ±6.5 miles to NJ Turnpike Western Spur / I-95 Interchange
- ±10 miles to I-78
- ±12 miles to Ports Newark & Elizabeth
- Excellent last-mile access to NJ, NYC, NY, and dense consumer markets

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Available January 2026



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