



**CDP**  
CERVENKA DEVELOPMENT  
PARTNERS

# 119,250 SF

**Industrial Development Available**

New Construction | Delivering Q4 2024

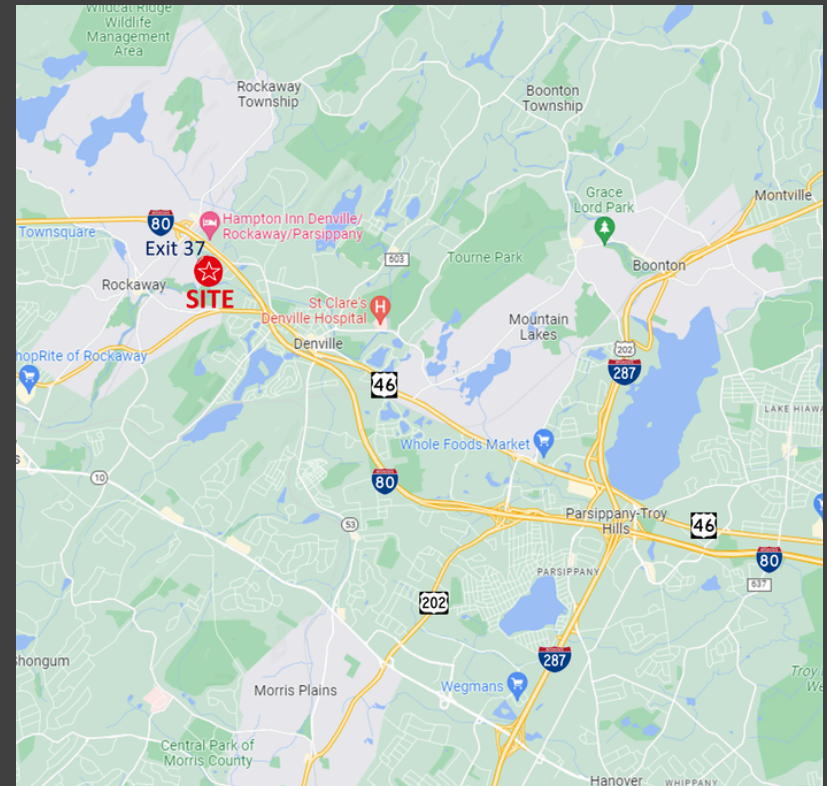


# 12-18 Vanderhoof Ave

**Denville, NJ 07866**

## Property specifications

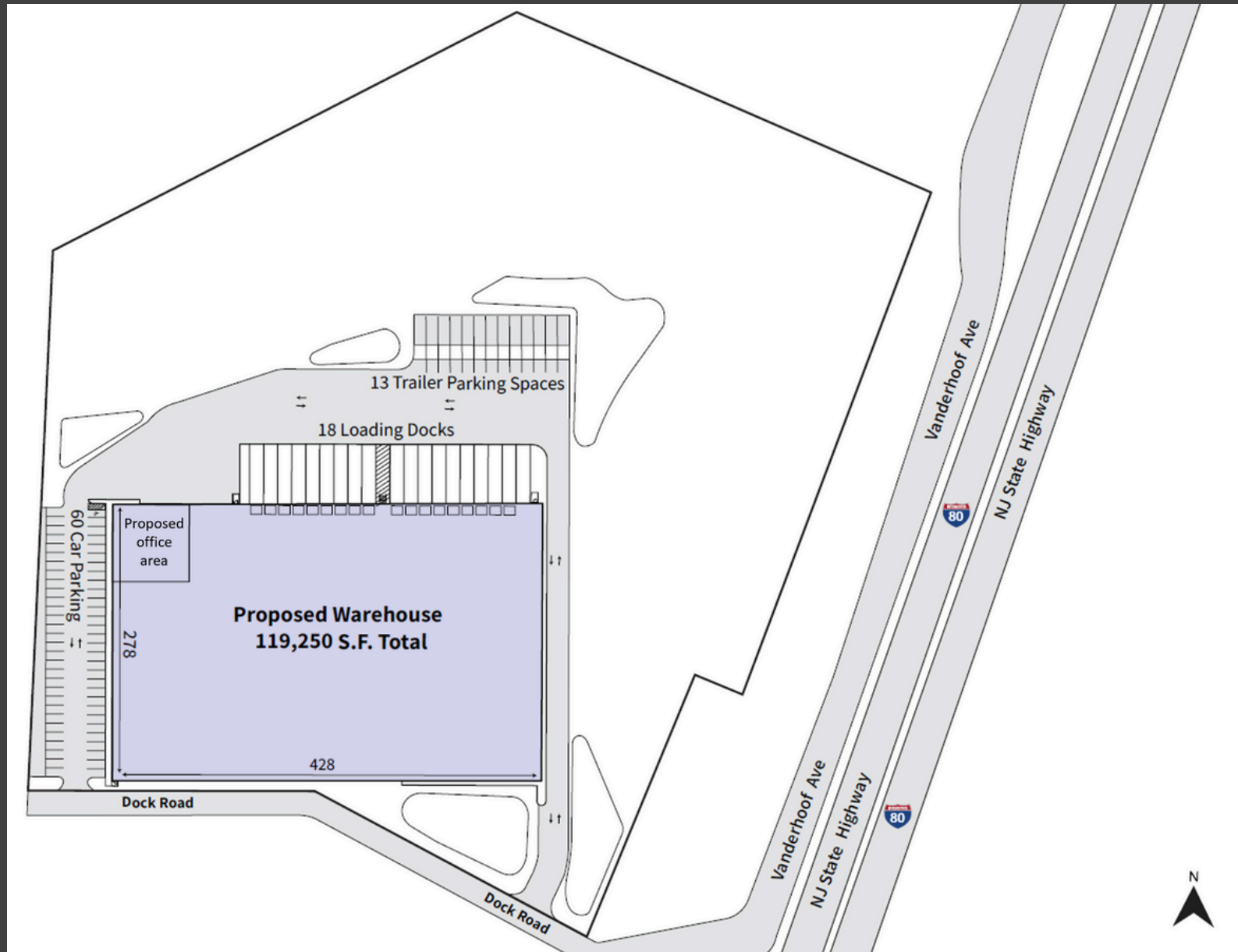
- 119,250 SF available
- Precast or tilt wall construction
- Offices to suit
- 36' clear height (up to 44' if needed)
- 18 exterior loading docks
- 13 trailer stalls, 60 car stalls (additional car and trailer parking if needed)
- ESFR sprinkler system
- Gas heat
- Freezer / Cooler available if needed
- 1 mile (3 minutes) to Exit 37 of Interstate 80 East and West
- Q4 2024 delivery



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## Site plan

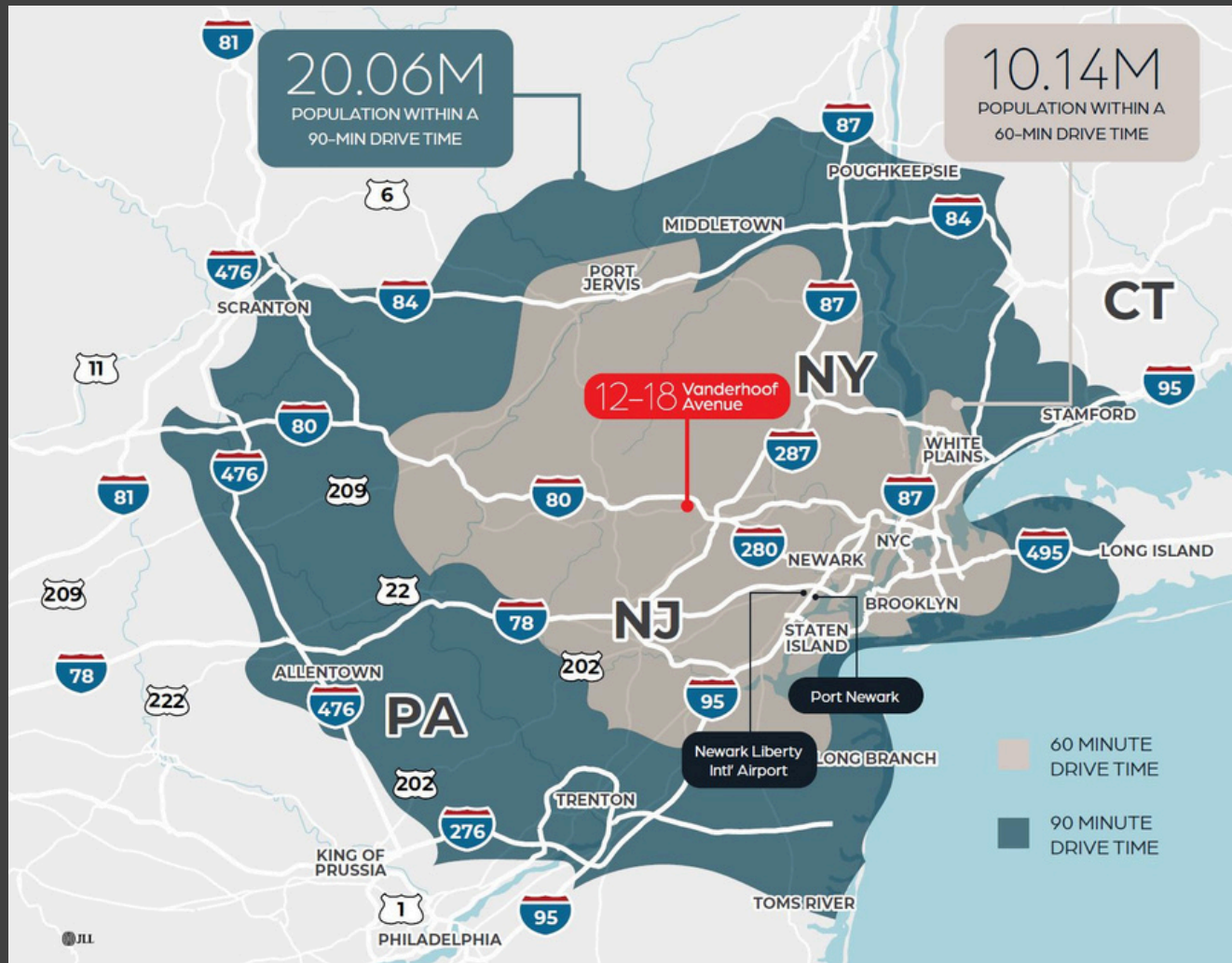
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## Location Map | Population Statistics

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