



For sublease

8 Vreeland Avenue, Totowa, NJ
127,055 SF Dry, Refrigerated and Freezer Space



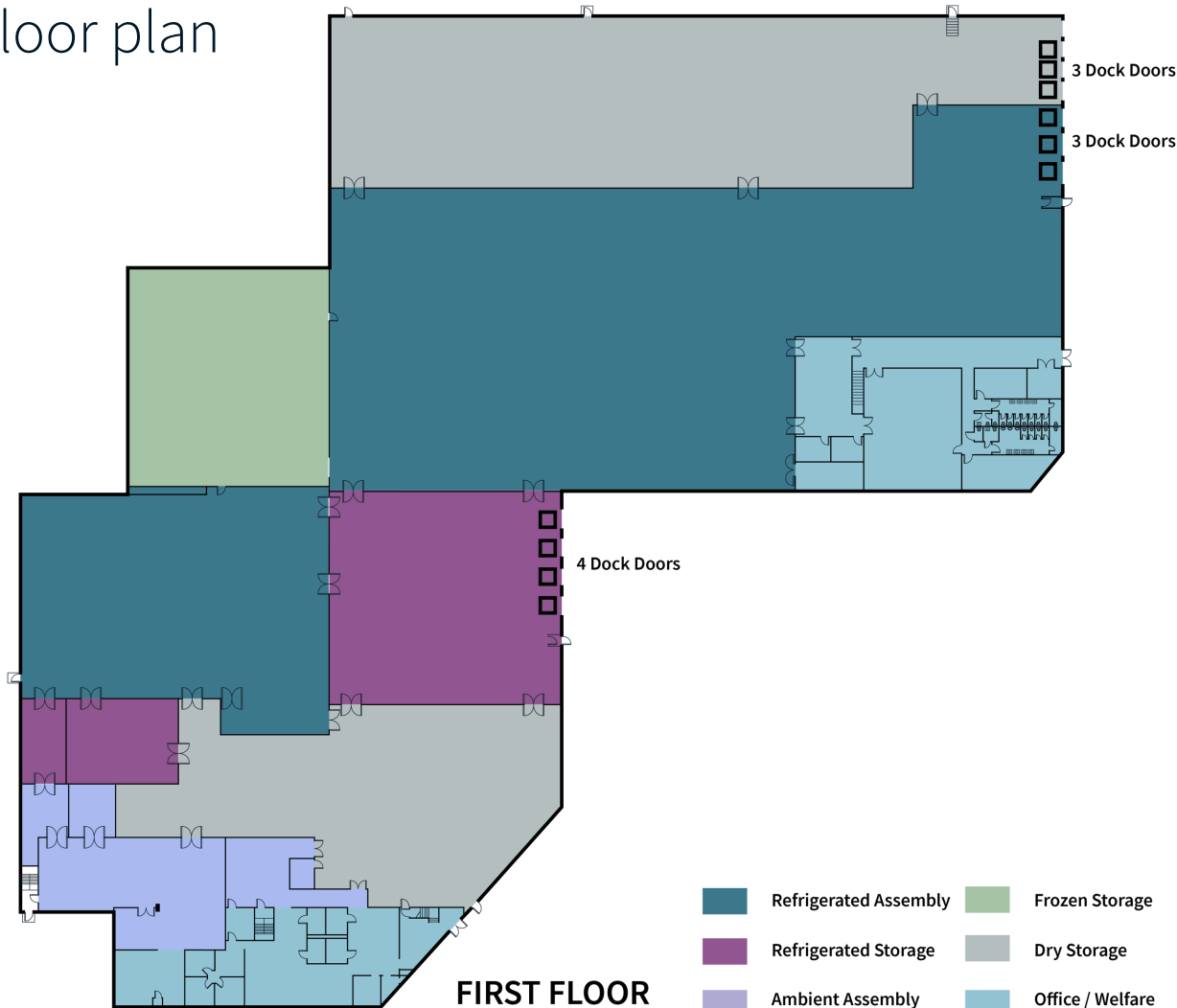
8vreelandave.com

Property specifications

Total area:	127,055 SF
Office space:	13,000 & 3,000 SF
Refrigeration storage & assembly:	± 6,655 & 44,700 SF
Freezer storage:	± 7,700 SF
Dry storage:	± 20,000 & 31,000 SF
Cold storage installation:	2019
Ceiling height:	23' & 26'6" (above cold storage infrastructure)
Dock doors:	10 (7 refrigerated & 3 dry dock doors)
Column spacing:	36' x 50'
Lighting:	LED in all cold storage areas
Sprinkler:	Wet (except for freezer)
Parking:	125 car parking spaces
Location:	Near I-80 Exits 54 & 55A Immediate NYC access



Floor plan



Refrigerated Assembly (35° - 45° temperature)

- ± 44,700 SF
- Comprised of two rooms: 33,500 SF & 11,200 SF, respectively
- 12' - 19'6" ceiling

Refrigerated Storage (35° - 45° temperature)

- ± 6,655 SF
- Comprised of three rooms: 4,350 SF, 625 SF & 1,680 SF, respectively
- 20' ceiling

Ambient Assembly

- ± 4,000 SF
- 10' ceiling

Frozen Storage (-10° temperature)

- ± 7,700 SF
- 21'6" ceiling
- Fully racked

Dry Storage

- ± 31,000 SF
- Comprised of two rooms: 20,000 SF & 11,000 SF, respectively
- 26'6" ceiling
- Fully racked

Office / Welfare

- Two story office: ± 13,000 SF
- Breakroom & locker room: ± 3,000 SF



Location



Key distances

0.6 miles to Interstate 80	17.2 miles to Lincoln Tunnel
1.4 miles to Route 23	18.2 miles to George Washington Bridge
1.7 miles to US Route 46	19.9 miles to Holland Tunnel
10.9 miles to Interstate 287	22.4 miles to Newark Airport
12.5 miles to NJ Turnpike	24.3 miles to Port Newark



Exclusive agents

Chris Hile

Executive Managing Director
chris.hile@jll.com
+1 201 528 4416

Doug Rodenstein

Vice President
doug.rodenstein@jll.com
+1 201 528 4340

Adam Citron

Executive Managing Director
adam.citron@jll.com
+1 201 528 4460

8vreelandave.com

Jones Lang LaSalle Brokerage, Inc.