



± 39,964 SF on 3.22 Acres
Available for Lease

AVAILABLE
January 1, 2024

9 Patton Drive

West Caldwell, New Jersey

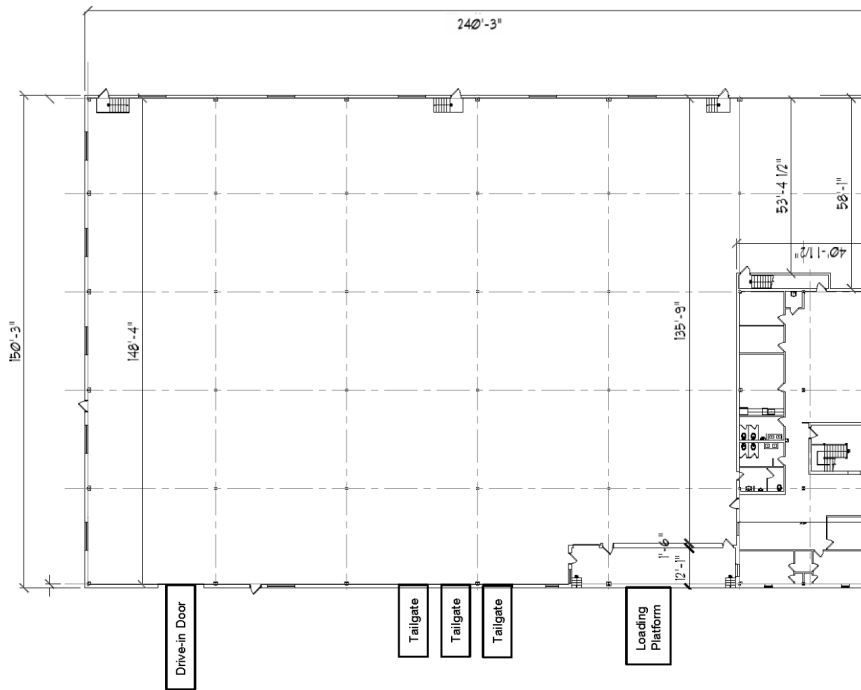
Building Specifications

Building Size:	± 39,964 SF
Office:	± 7,727 SF
Lot Size:	3.22 Acres
Ceiling Height:	21' Clear
Loading:	3 tailgate doors 12' x 50' loading platform 1 drive-in door
Column Spacing:	30' x 40'
Power:	800 amps, 208 volts/3 phase
Parking:	60 car spaces
Sprinkler:	Wet system
Heating:	Gas-fired system
Zoning:	M-1, Limited Manufacturing District
Note:	*Site includes an existing ± 5,000 SF fenced in rear storage area *Building has a Kohler back-up gas fired generator

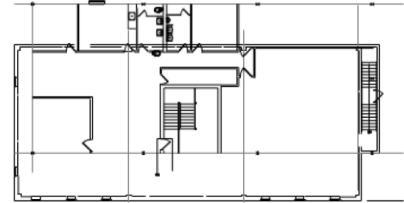
± 39,964 SF on 3.22 Acres
Available for Lease



Floor Plan



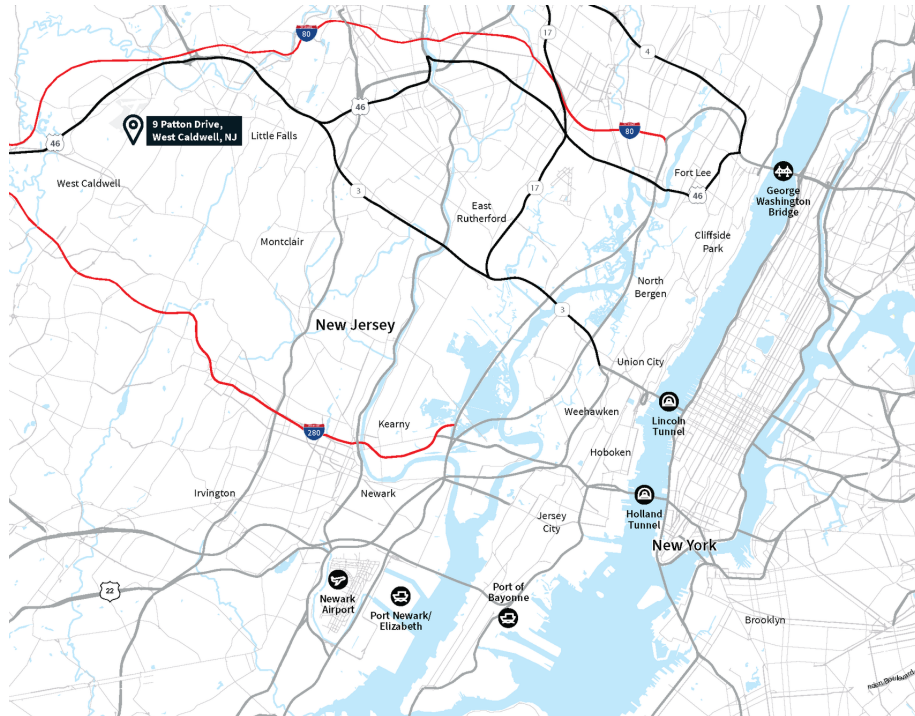
SECOND FLOOR OFFICE PLAN



Map

Key Distances

- 2.2 miles to Route 80
- 2 miles to I-46
- 3.5 miles to Route 280



Howard Weinberg

Broker-Salesperson, Managing Director
+1 201 960 6201
howard.Weinberg@jll.com

Jenna Imperatore

Senior Vice President
+1 201 528 4418
jenna.imperatore@jll.com