



± 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: $30' \times 40'$

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

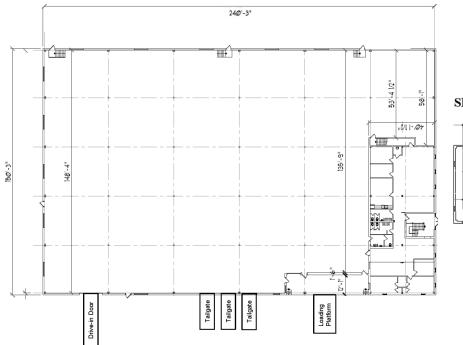
Jones Lang LaSalle Brokerage, Inc.

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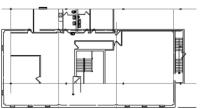
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Floor Plan



SECOND FLOOR OFFICE PLAN



Map

Key Distances

2.2 miles to Route 802 miles to I-463.5 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

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