



DELIVERY:
Q1 2022

46/80
LOGISTIC CENTER

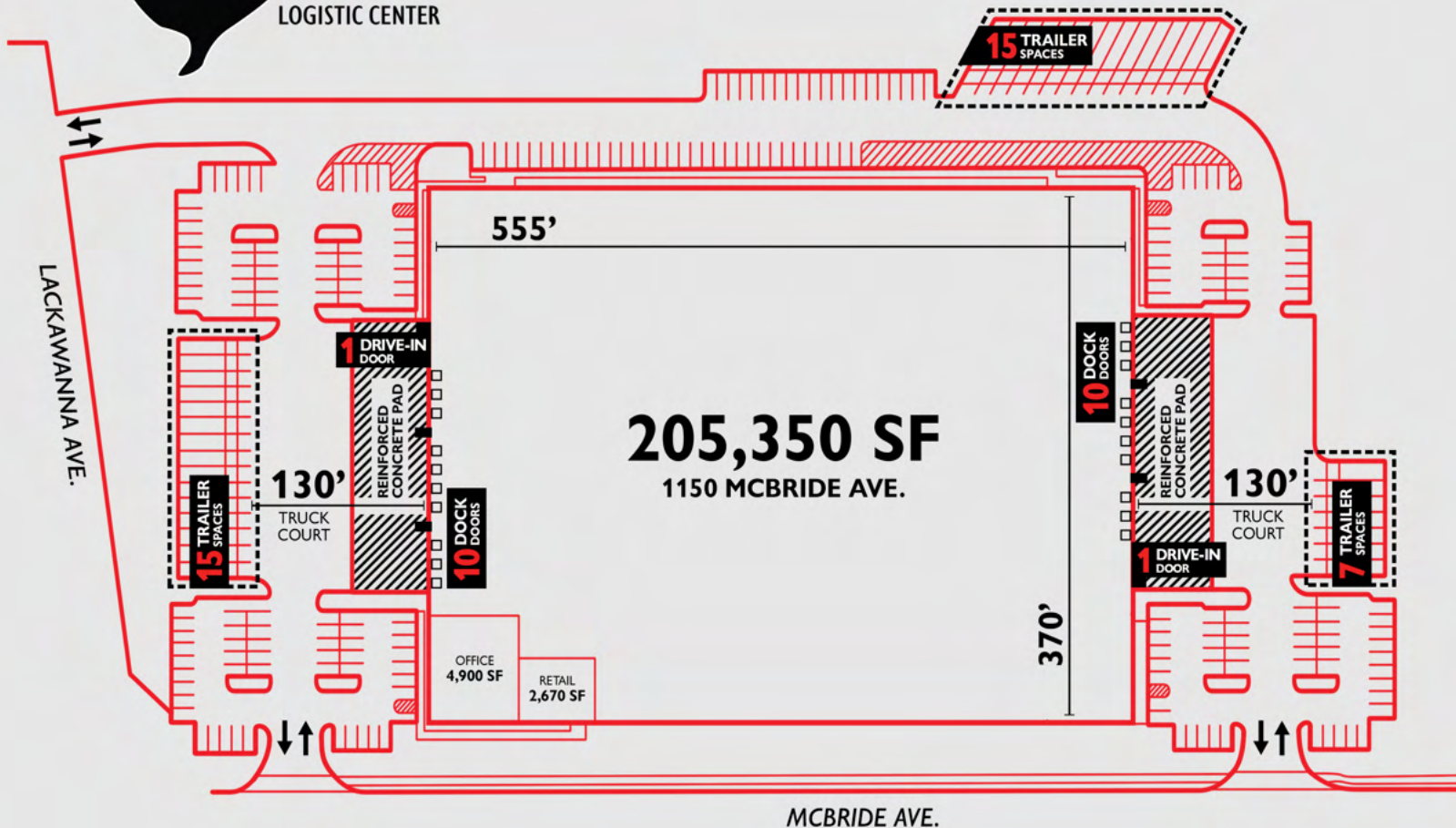
THE PERFECT CONNECTION

1150 MCBRIDE AVE - WOODLAND PARK NJ

46/80

LOGISTIC CENTER

THE PERFECT CONNECTION

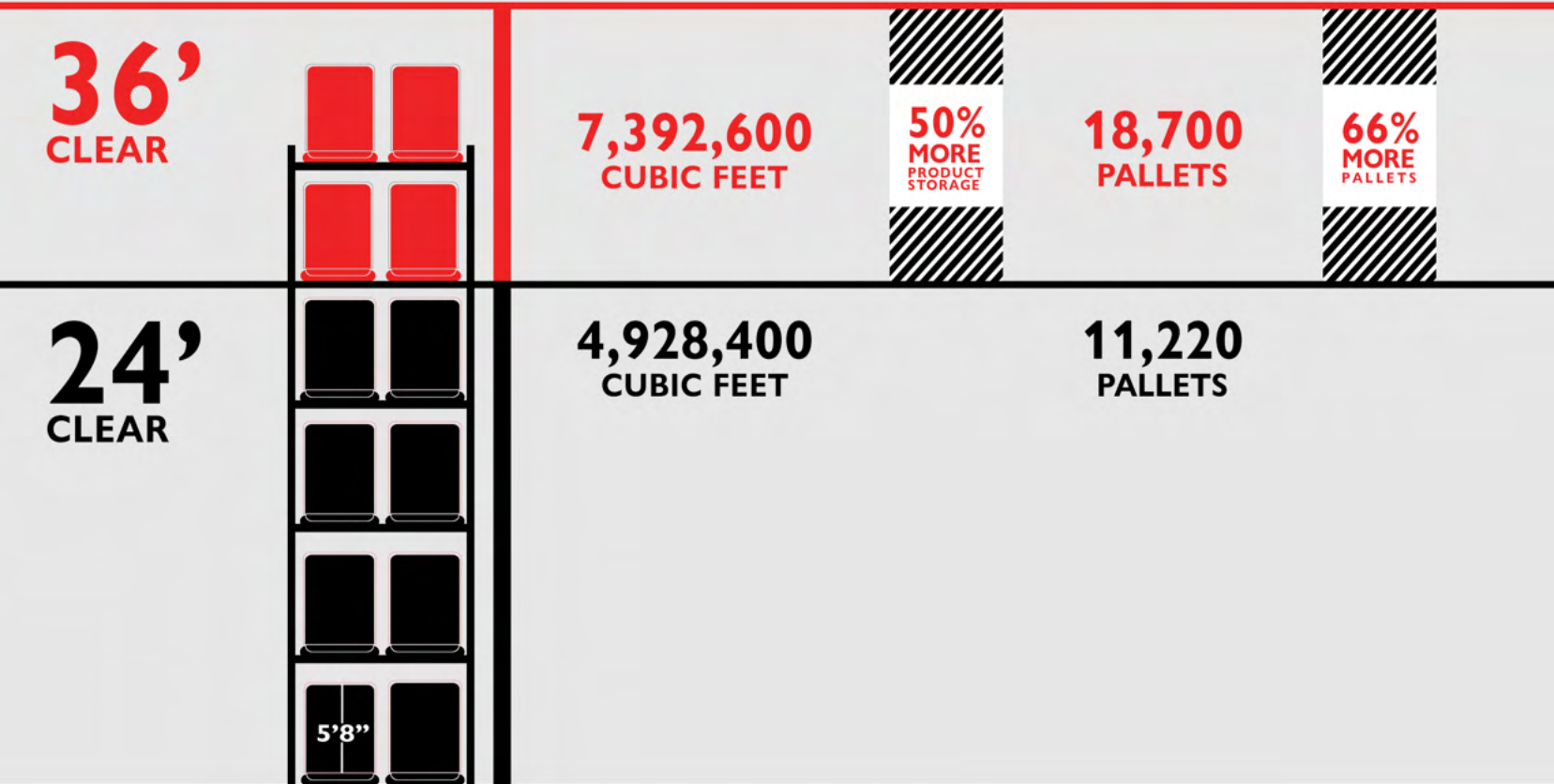


BUILDING FEATURES

- ±15.50 ACRES
- CBD ZONING
- 130' TRUCK COURTS
- 20 LOADING DOCKS
- 2 DRIVE-IN DOORS
- CROSS DOCKS
- 37 TRAILER PARKING SPACES
- 36' INTERIOR CLEAR HEIGHT
- 54' x 52' COLUMN SPACING
- 54' x 70' COLUMN SPACING IN LOADING BAYS
- 7" REINFORCED CONCRETE FLOORS
- 3000 AMP, 277/480V 3 PHASE
- ESFR SPRINKLER
- OFFICE SPACE BUILT TO TENANT SPEC
- 229 CAR PARKING SPACES
- FREEZER & REFRIGERATION CAPACITY AVAILABLE
- MULTIPLE SITE ACCESS POINTS FROM MCBRIDE & LACKAWANNA AVENUES

CUBIC STORAGE

205,350 SF | 36' CLEAR



46/80 Logistic Center ensures maximum storage capacity for future businesses serving the New York Metropolitan area. With 36' clear ceilings and 54' x 52' column spacing, this building promotes efficient storage solutions for all trades.





DISTANCES:

I-80
0.8 MILES | 2 MIN

ROUTE 46
0.3 MILES | 1 MIN



CONVENIENCE IS ESSENTIAL



DISTANCES:

 **NJ TURNPIKE**
12.2 MILES | 26 MIN

 **ROUTE 17**
9 MILES | 22 MIN

 **ROUTE 3**
2.6 MILES | 5 MIN

 **GARDEN STATE PKWY**
4.1 MILES | 9 MIN

 **NEWARK AIRPORT**
21 MILES | 25 MIN

 **LINCOLN TUNNEL**
17.8 MILES | 29 MIN

 **GW BRIDGE**
17.5 MILES | 20 MIN

 **PORT NEWARK**
20 MILES | 32 MIN



2020 POPULATION
(WITHIN A 25-MILE RADIUS)

12,824,614

2025 PROJECTED
POPULATION

(WITHIN A 25-MILE RADIUS)

13,040,725

YONKERS

10 MILES

NEWARK

MANHATTAN

QUEENS

NEW
YORK

25 MILES

BROOKLYN

PERFECT LAST MILE DISTRIBUTION

- Located in the heart of the New York Metropolitan area with over **20.3 million residents** and a Gross Metro Product of over **\$1.67 trillion**
- Within a 25-mile radius, access to over **3,002,362 GenZ** and **2,943,220 Millennial** consumers



OFFERED BY:

THE STRO COMPANIES

CREATING VALUE

DELIVERY: Q1 2022



JACK SHULMAN

Director of Acquisitions
& Capital Markets
Direct: 551.276.5062
Mobile: 914.907.3729
JShulman@stro.com

ELLIOT FERRIS

Director of Leasing
Direct: 201.251.2916
Mobile: 201.783.2188
EFerris@stro.com

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1150MCBRIDE.COM