

Available Q4 2026

1201
VB

1201 VALLEY BROOK AVENUE
LYNDHURST, NJ



**±172,801 SF Available
For Lease**

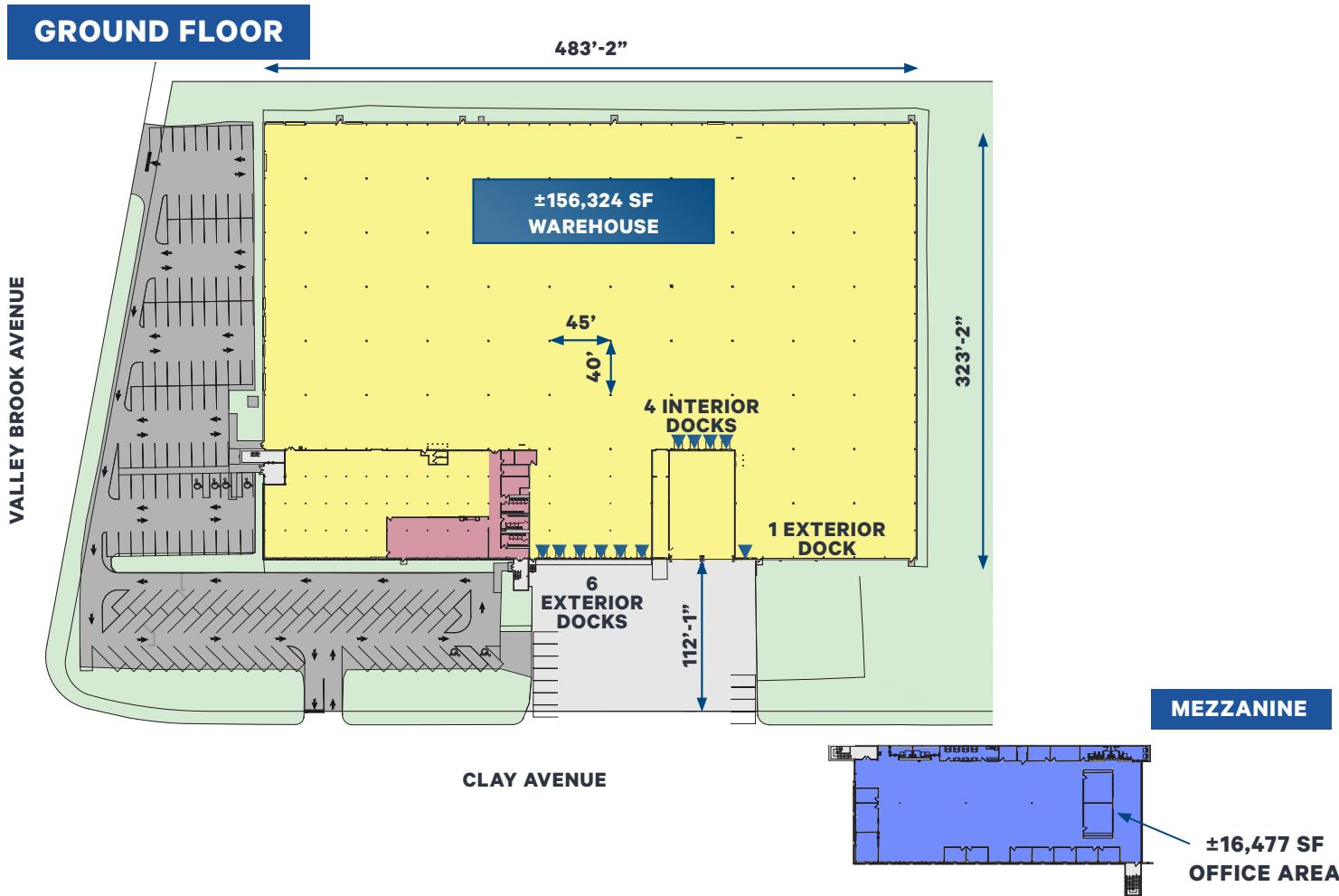
**SUPERIOR LOCATION.
SIZABLE OPPORTUNITY.**

BUILDING HIGHLIGHTS

1201
VB

TOTAL BUILDING SIZE	±172,801 sq. ft.
WAREHOUSE SPACE	±156,324 sq. ft.
OFFICE SPACE	±16,477 sq. ft.
ACRES	±10
DOCK DOORS	11 (4 interior)
CEILING HEIGHT	26' clear

COLUMN SPACING	45' x 40'
SPRINKLERS	ESFR
WAREHOUSE LIGHTING	LED
CAR PARKING	166
POWER	2,500 amps 3 phase 4 wire 480/277-volt





6 MINS

to Exit 16W of the
New Jersey Turnpike



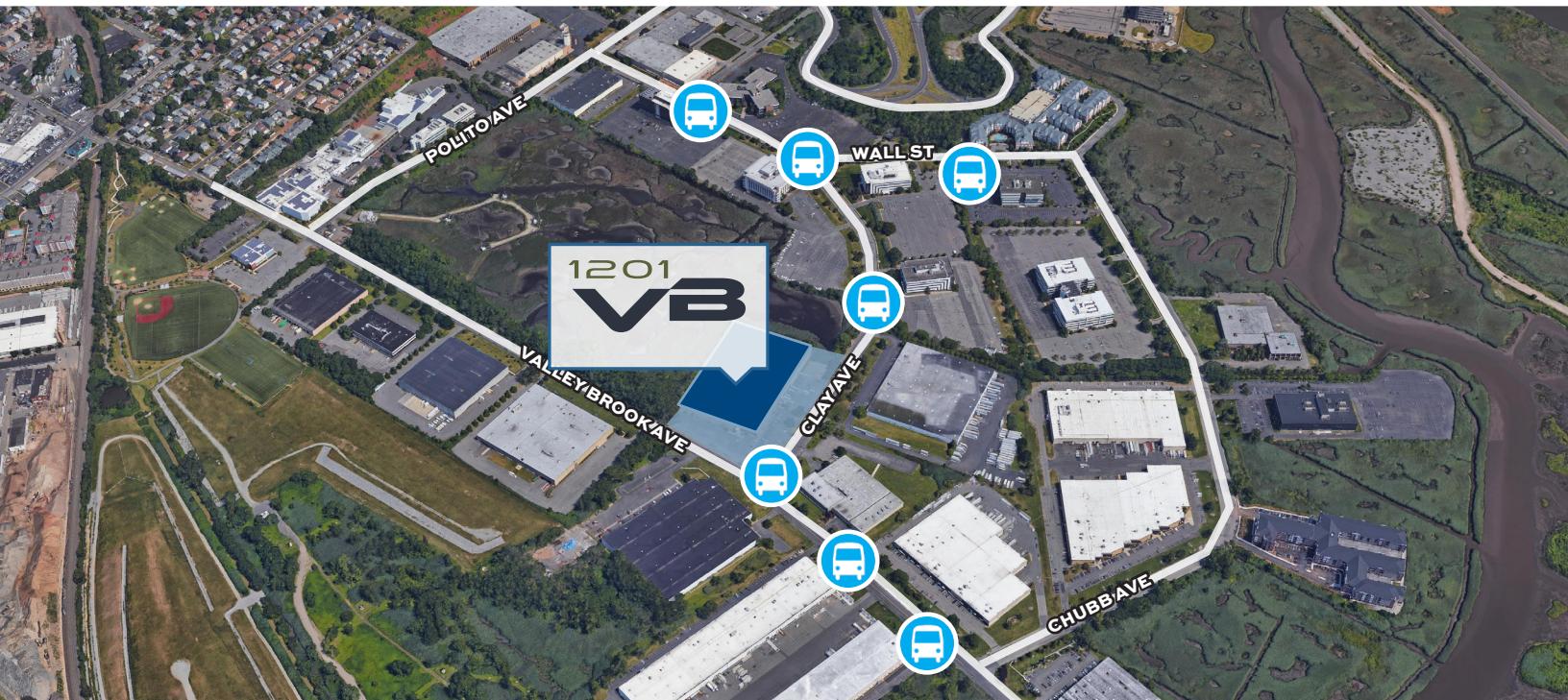
15 MINS

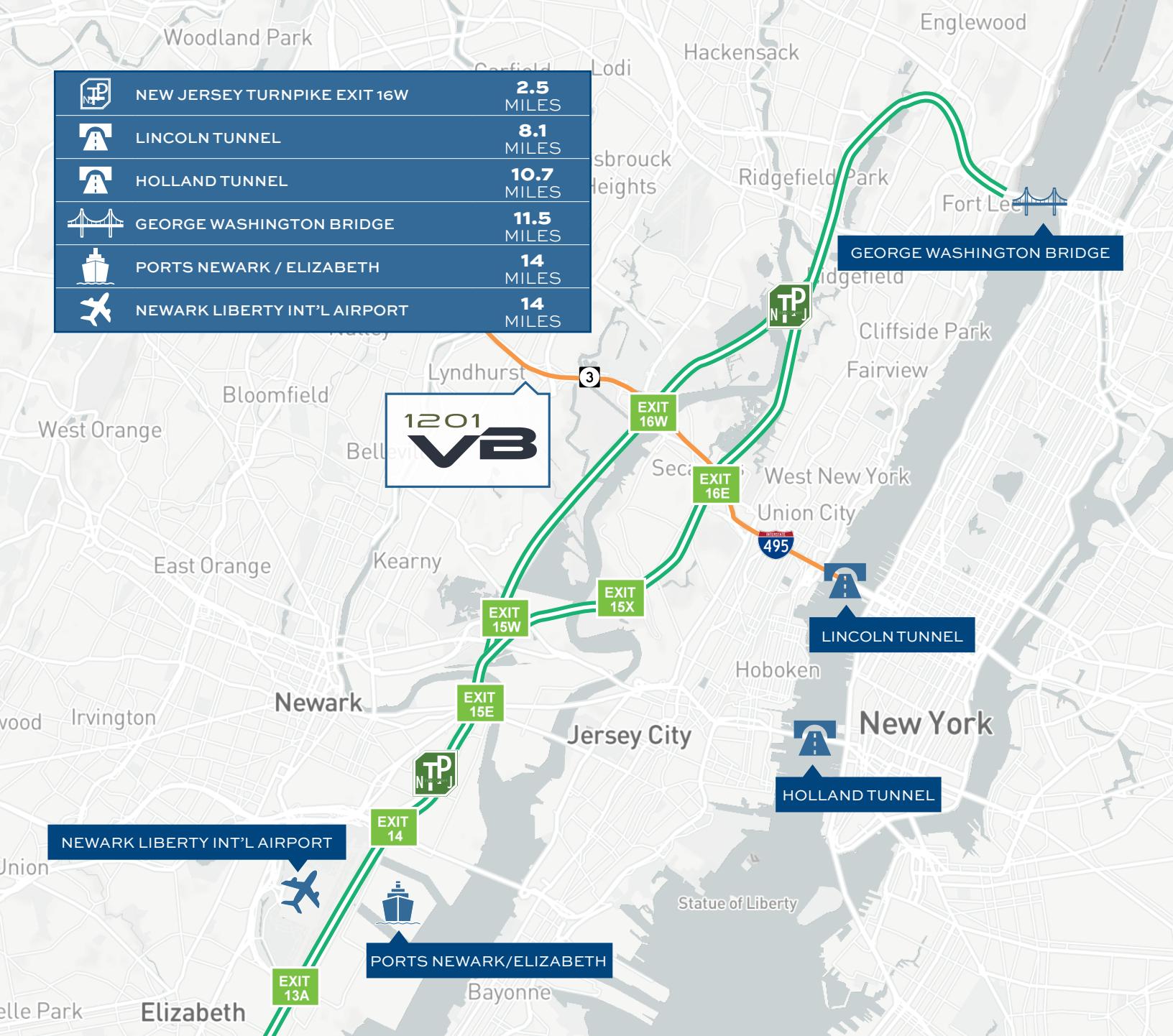
to NYC via the
Lincoln Tunnel



NJ TRANSIT

walking distance to various
NJ Transit bus stops





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