



**1201 VALLEY BROOK AVENUE**  
LYNDHURST, NJ

**Available Q4 2026**



**±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'

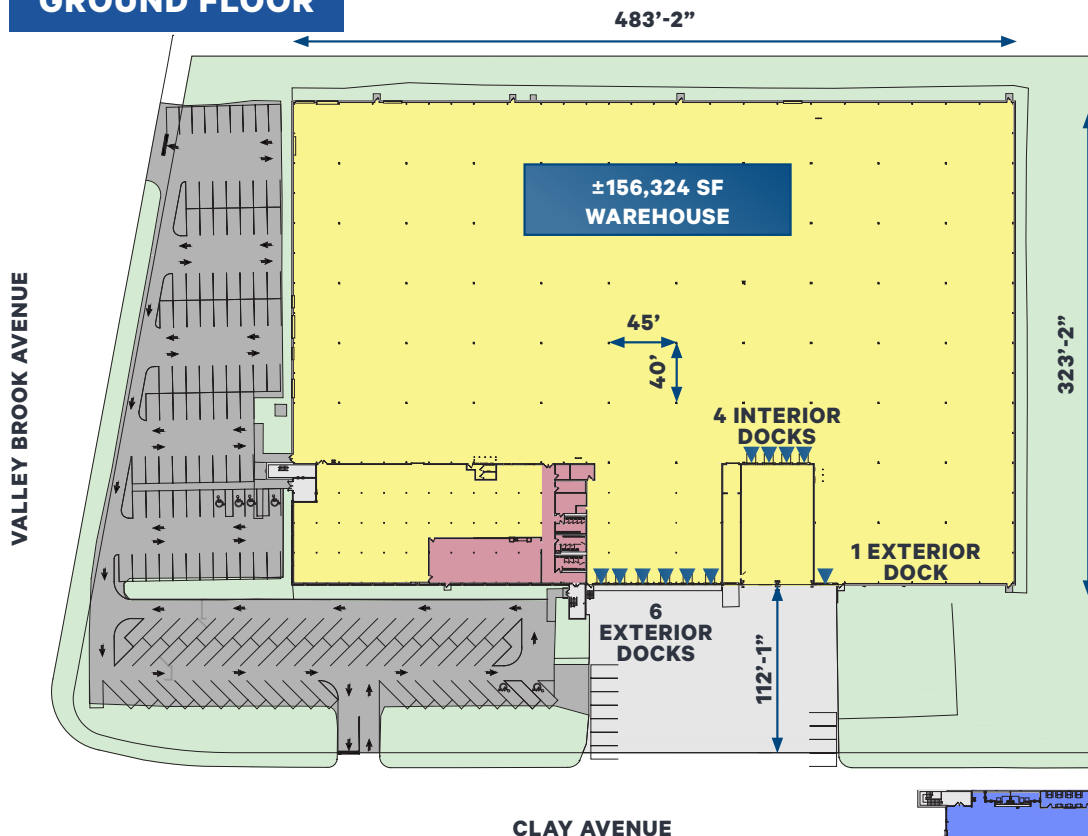
**SPRINKLERS** ESFR

**WAREHOUSE LIGHTING** LED

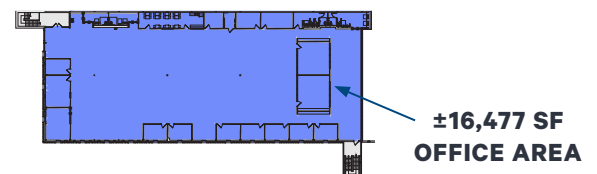
**CAR PARKING** 166

**POWER** 2,500 amps 3 phase  
4 wire 480/277-volt

### GROUND FLOOR



### MEZZANINE







**6 MINS**

to Exit 16W of the  
New Jersey Turnpike



**15 MINS**

to NYC via the  
Lincoln Tunnel



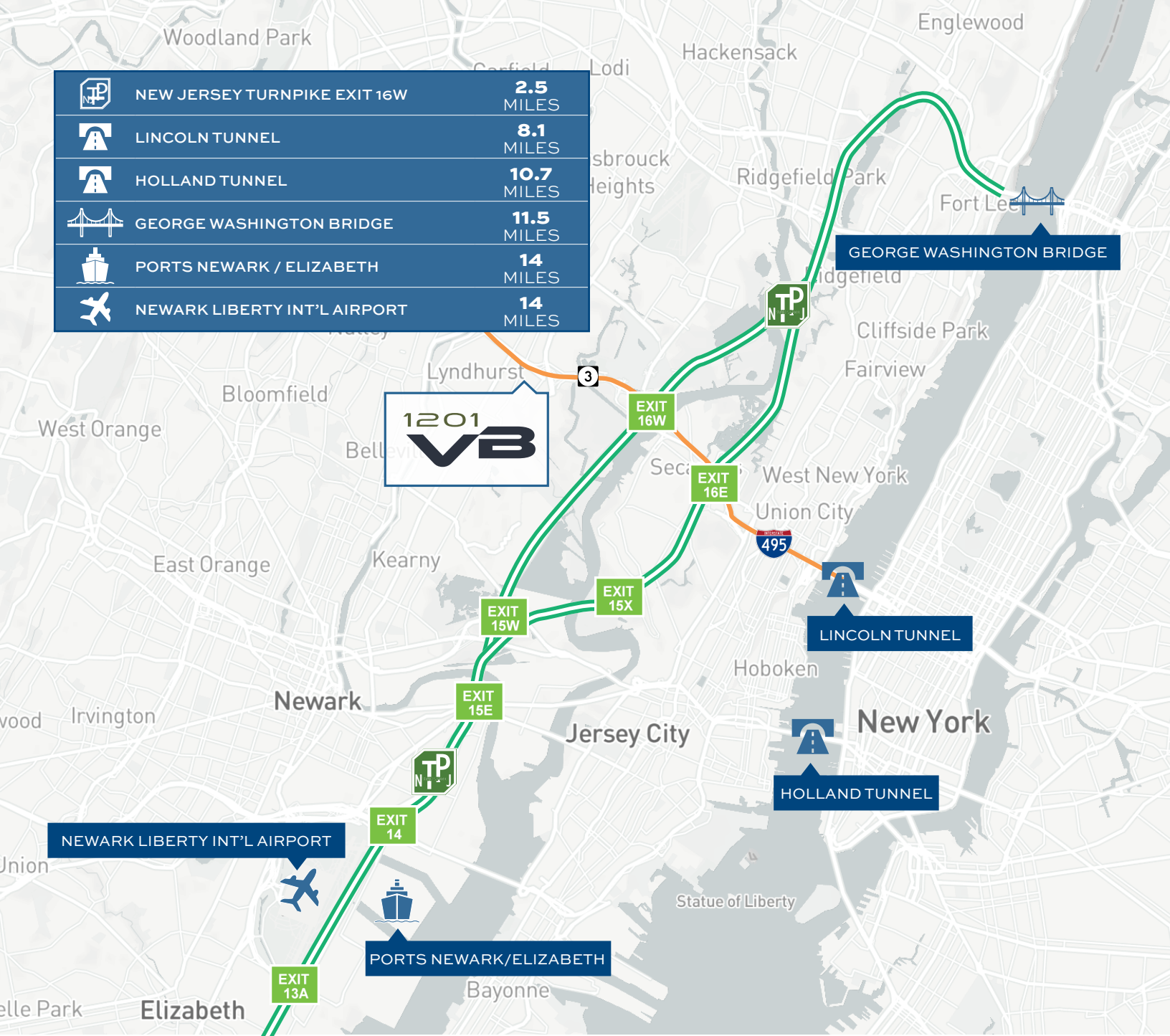
**NJ TRANSIT**

walking distance to various  
NJ Transit bus stops





	NEW JERSEY TURNPIKE EXIT 16W	2.5 MILES
	LINCOLN TUNNEL	8.1 MILES
	HOLLAND TUNNEL	10.7 MILES
	GEORGE WASHINGTON BRIDGE	11.5 MILES
	PORTS NEWARK / ELIZABETH	14 MILES
	NEWARK LIBERTY INT'L AIRPORT	14 MILES



## CONTACT

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[WWW.1201VALLEYBROOK.COM](http://WWW.1201VALLEYBROOK.COM)

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