



Available Q4 2026

1201 VALLEY BROOK AVENUE
LYNDHURST, NJ



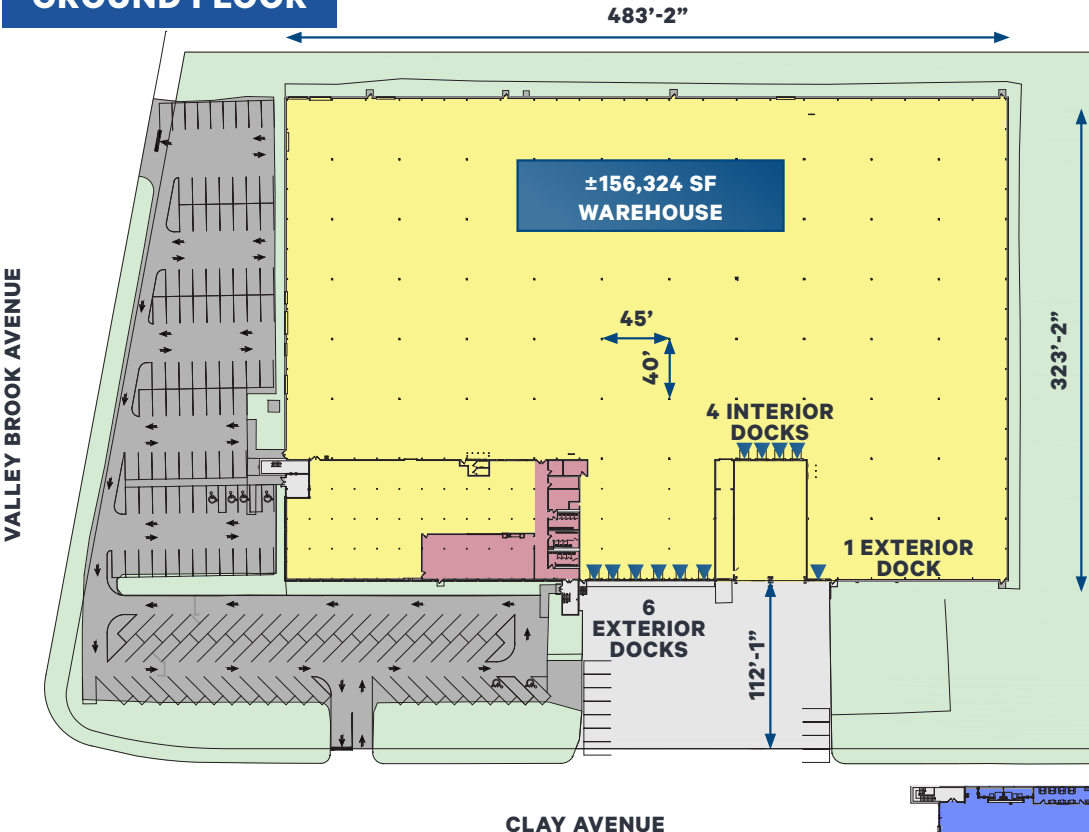
**±172,801 SF Available
For Lease**

**SUPERIOR LOCATION.
SIZABLE OPPORTUNITY.**

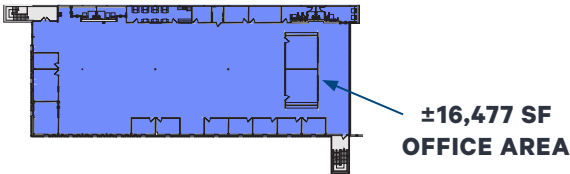
BUILDING HIGHLIGHTS

TOTAL BUILDING SIZE	±172,801 sq. ft.	COLUMN SPACING	45' x 40'
WAREHOUSE SPACE	±156,324 sq. ft.	SPRINKLERS	ESFR
OFFICE SPACE	±16,477 sq. ft.	WAREHOUSE LIGHTING	LED
ACRES	±10	CAR PARKING	166
DOCK DOORS	11 (4 interior)	POWER	2,500 amps 3 phase 4 wire 480/277-volt
CEILING HEIGHT	26' clear		

GROUND FLOOR



MEZZANINE





6 MINS

to Exit 16W of the
New Jersey Turnpike



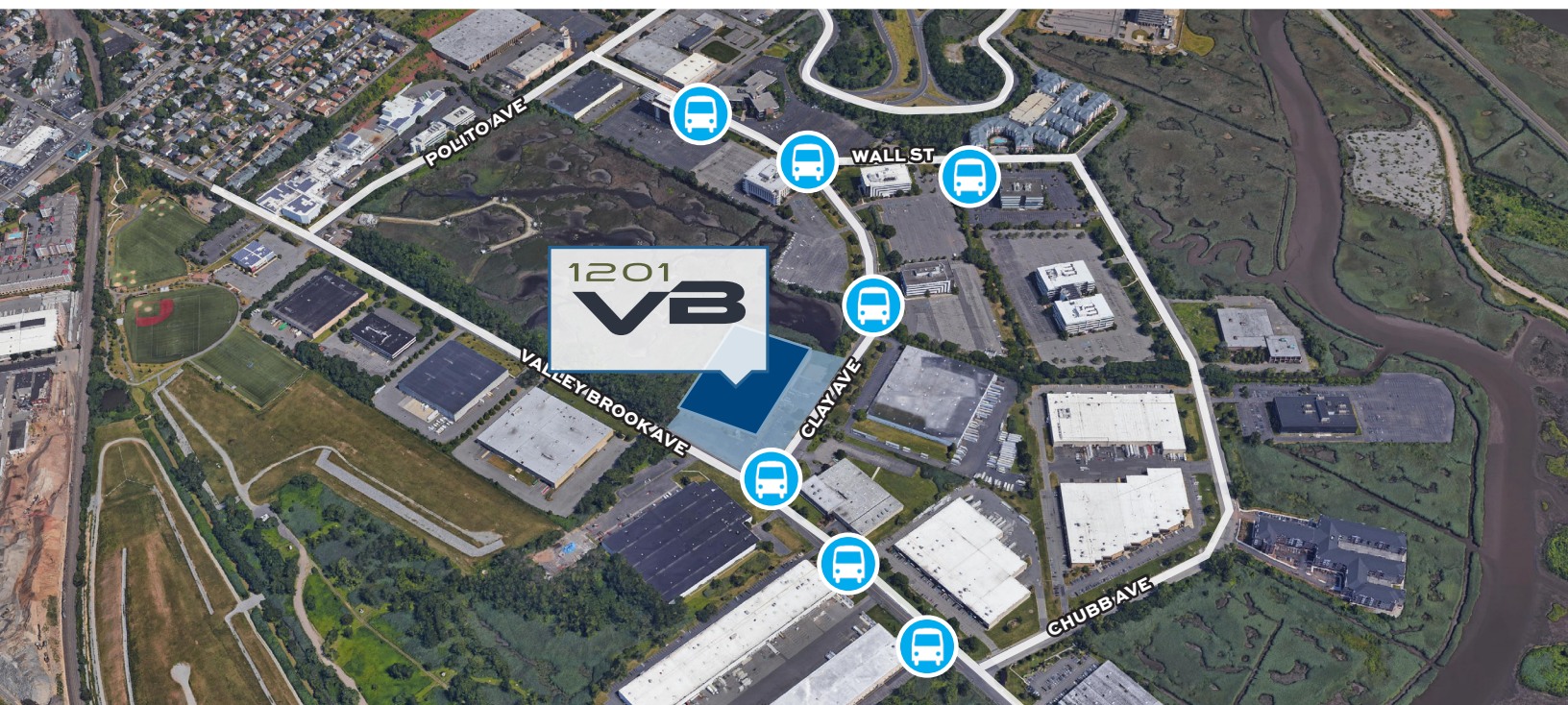
15 MINS





to NYC via the
Lincoln Tunnel

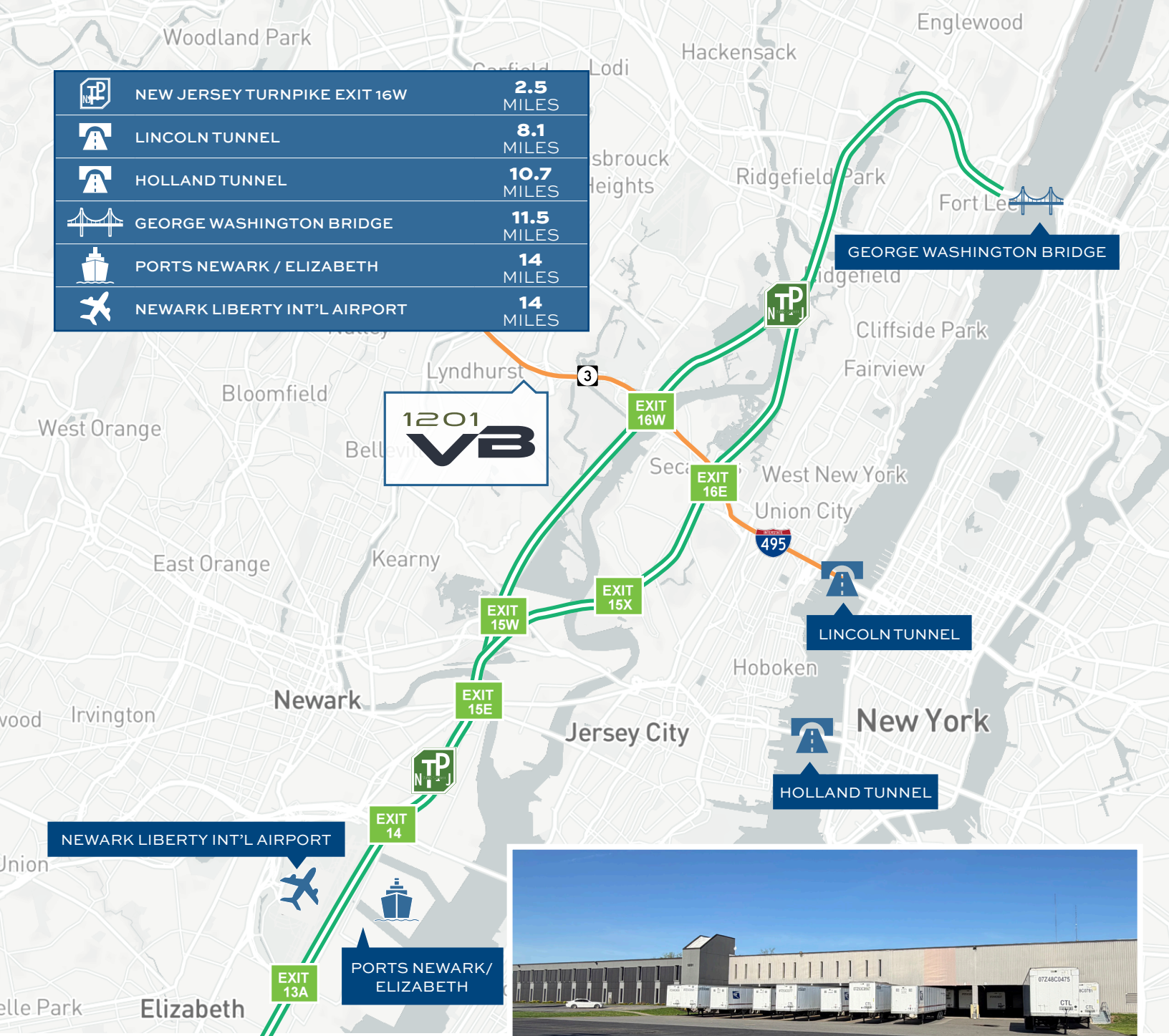


NJ TRANSIT

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

LARRY SCHIFFENHAUS
 Vice Chairman
 O +1 201 712 5809
 larry.schiffenhaus@cbre.com

CHAD HILLYER
 Executive Vice President
 O +1 201 712 5655
 chad.hillyer@cbre.com

BRIAN GOLDEN
 Executive Vice President
 O +1 201 712 5607
 brian.golden@cbre.com

NICHOLAS KLACIK
 Executive Vice President
 O +1 201 712 5615
 nicholas.klacik@cbre.com

WWW.1201VALLEYBROOK.COM

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