



1201 VALLEY BROOK AVENUE
LYNDHURST, NJ

Available Q4 2026



±172,801 SF Available
For Lease or Sale

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'

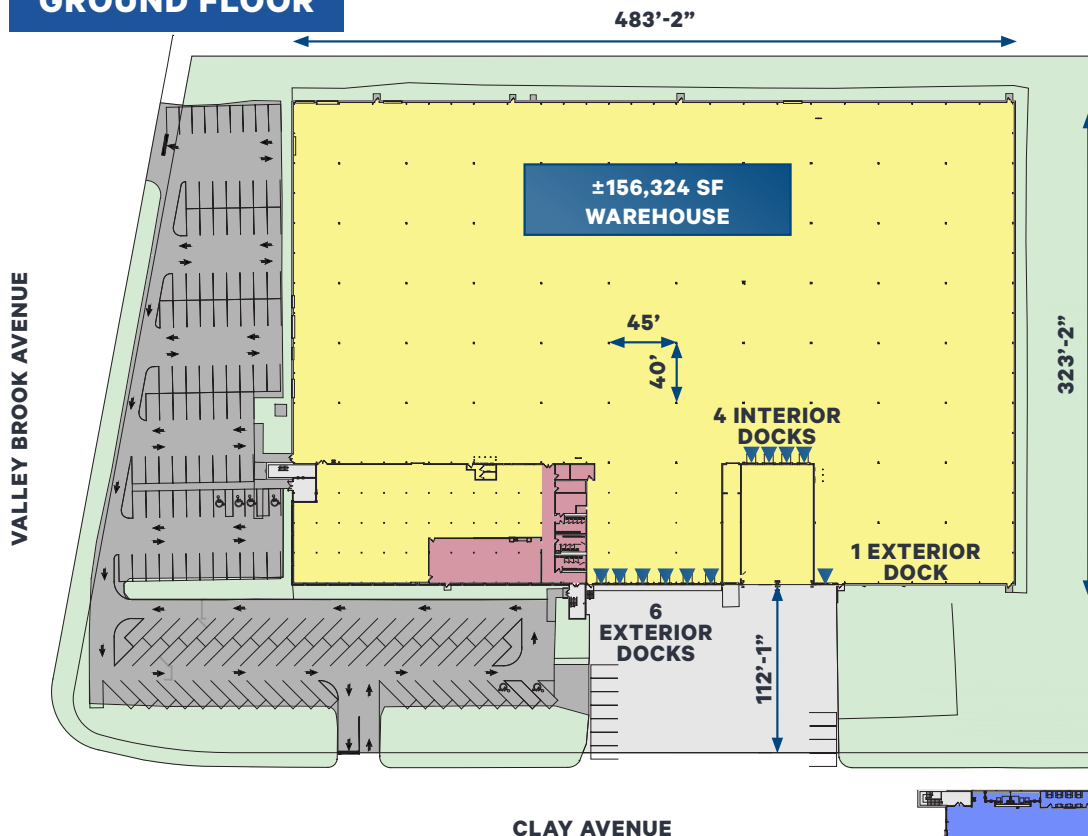
SPRINKLERS ESFR

WAREHOUSE LIGHTING LED

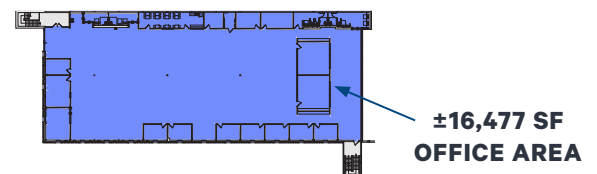
CAR PARKING 166

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

GROUND FLOOR



MEZZANINE



For Lease or Sale



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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



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