1201 VB

1201 VALLEY BROOK AVENUE
LYNDHURST, NJ

Available Now!

±172,801 SF Available

For Lease or Sale

SUPERIOR LOCATION.
SIZABLE OPPORTUNITY.

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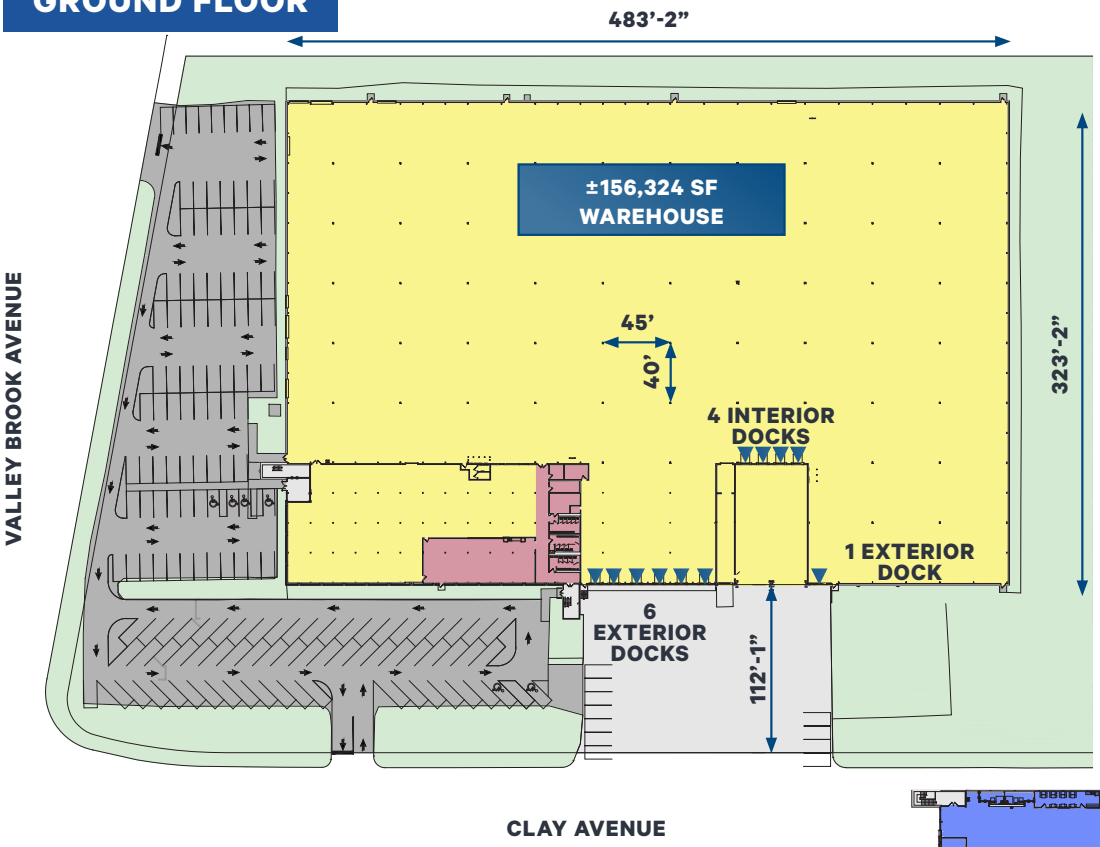
CBRE

BUILDING **HIGHLIGHTS**

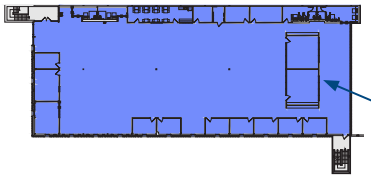
1201 VB

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



±16,477 SF OFFICE AREA

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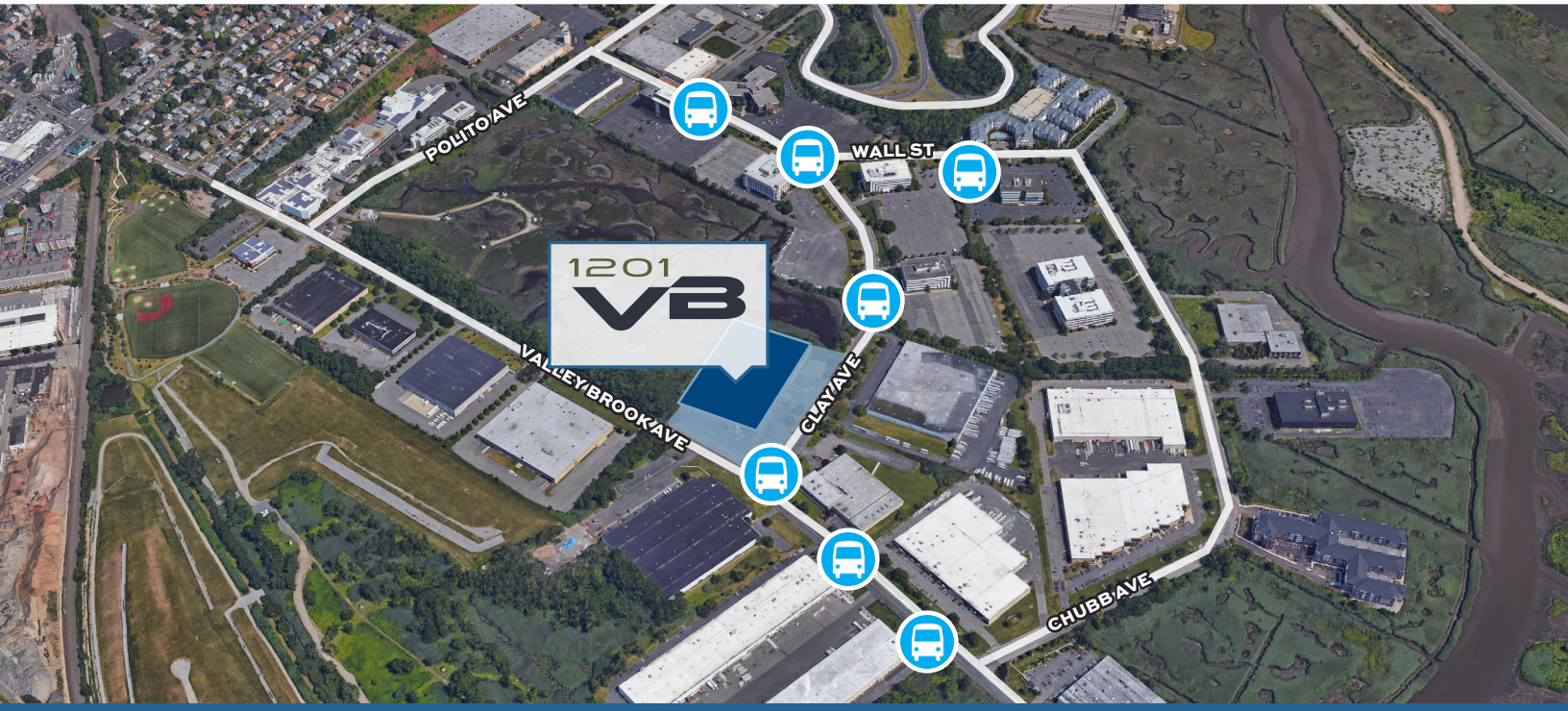
6 MINS
to Exit 16W of the New Jersey Turnpike

15 MINS
to NYC via the Lincoln Tunnel

NJ TRANSIT
walking distance to various NJ Transit bus stops



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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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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

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