

**30,058 SF FOR LEASE**

# **25** AMOR AVENUE

CARLSTADT, NEW JERSEY 07072

**AVAILABLE IMMEDIATELY**



## **IMPROVEMENTS MADE**

- » New Glass Store Front with Floor to Ceiling Windows
- » Updated LED Motion-Sensors in Warehouse
- » Interior & Exterior Paint
- » Updated 8' x 10' Dock Docks
- » New 40,000 LB Built-In Levelers
- » New Seals & Canopies
- » Office Paint & Carpeting
- » Refurbished Bathrooms
- » New Perimeter Landscaping
- » New Exterior Asphalt Overlay
- » New Warehouse Heaters
- » Zoned Light Industrial B (LIB)

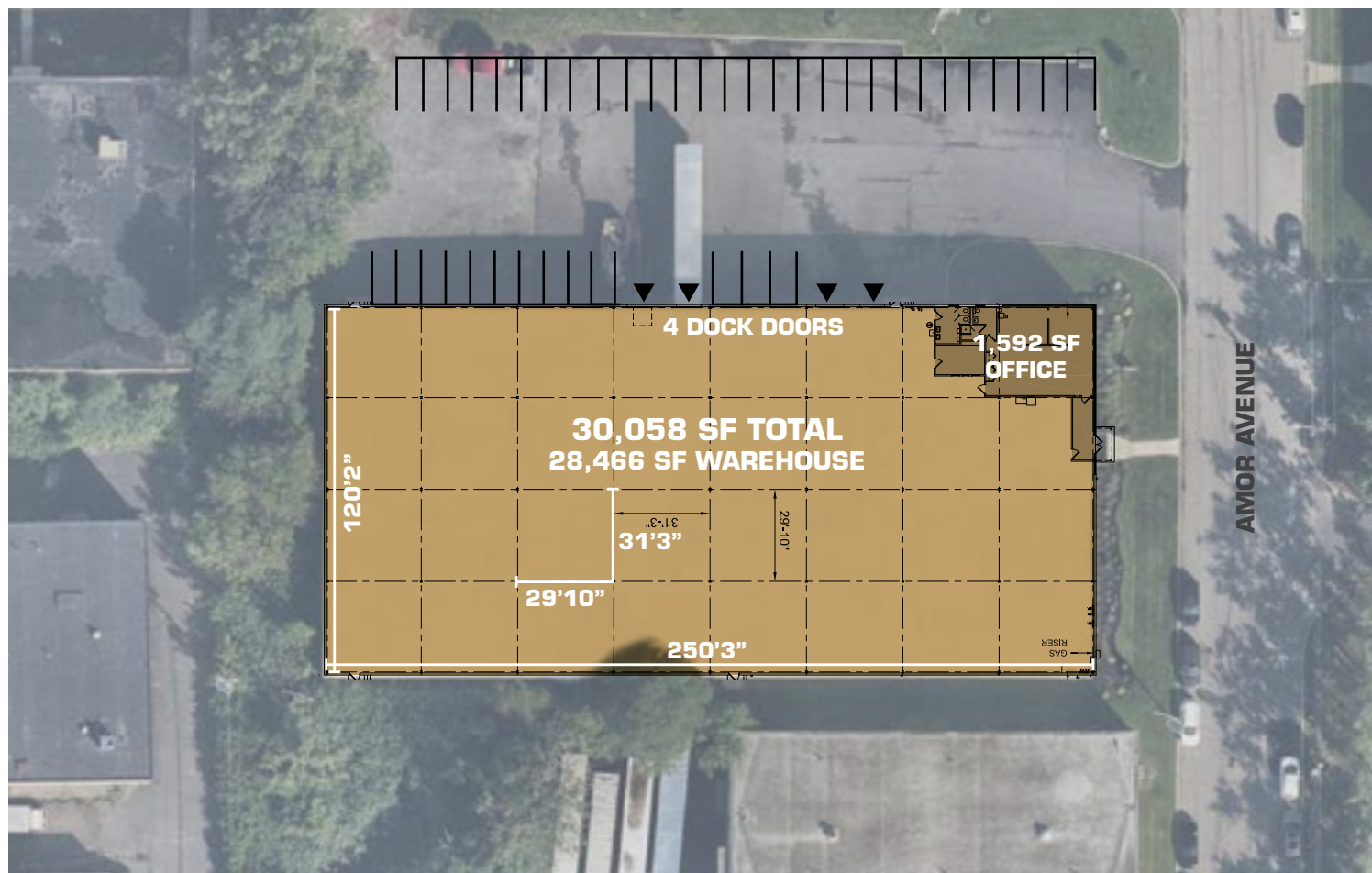
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**CBRE**



## SPECIFICATIONS

Total Building Size	30,058 SF
Total Available	30,058 SF
Building Dimensions	120'2" x 250'3"
Office Size	1,592 SF
Ceiling Height	16'
Column Spacing	31'3" x 29'10"
Dock Doors	4 (8' x 10')
Car Parking	23
Sprinkler	Wet
Power	400 amps
Lighting	25' FC at 3' AFF LED with Motion Sensors
Zoning	Light Industrial B (LIB)
Occupancy	Immediately





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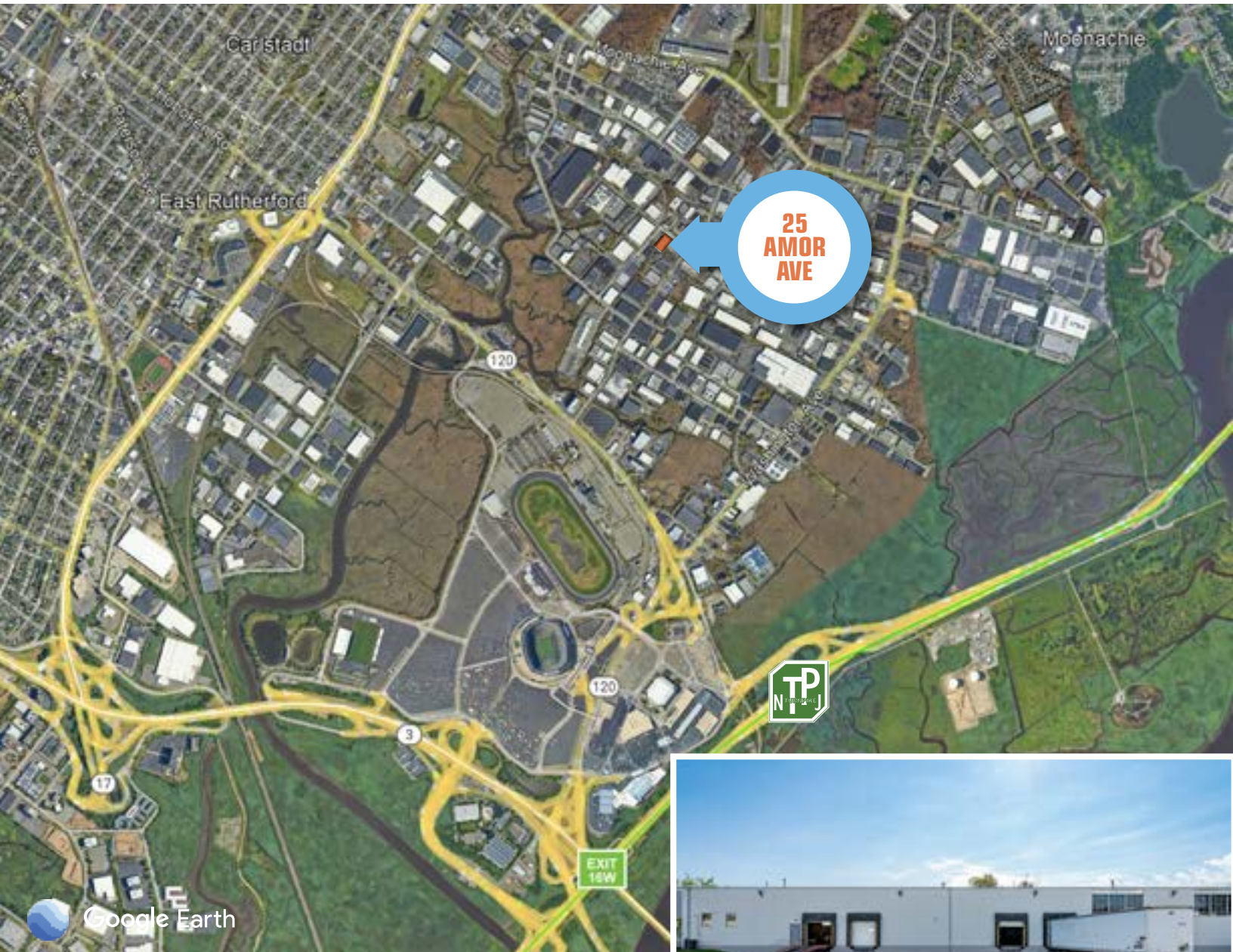




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**CBRE**

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