

**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)

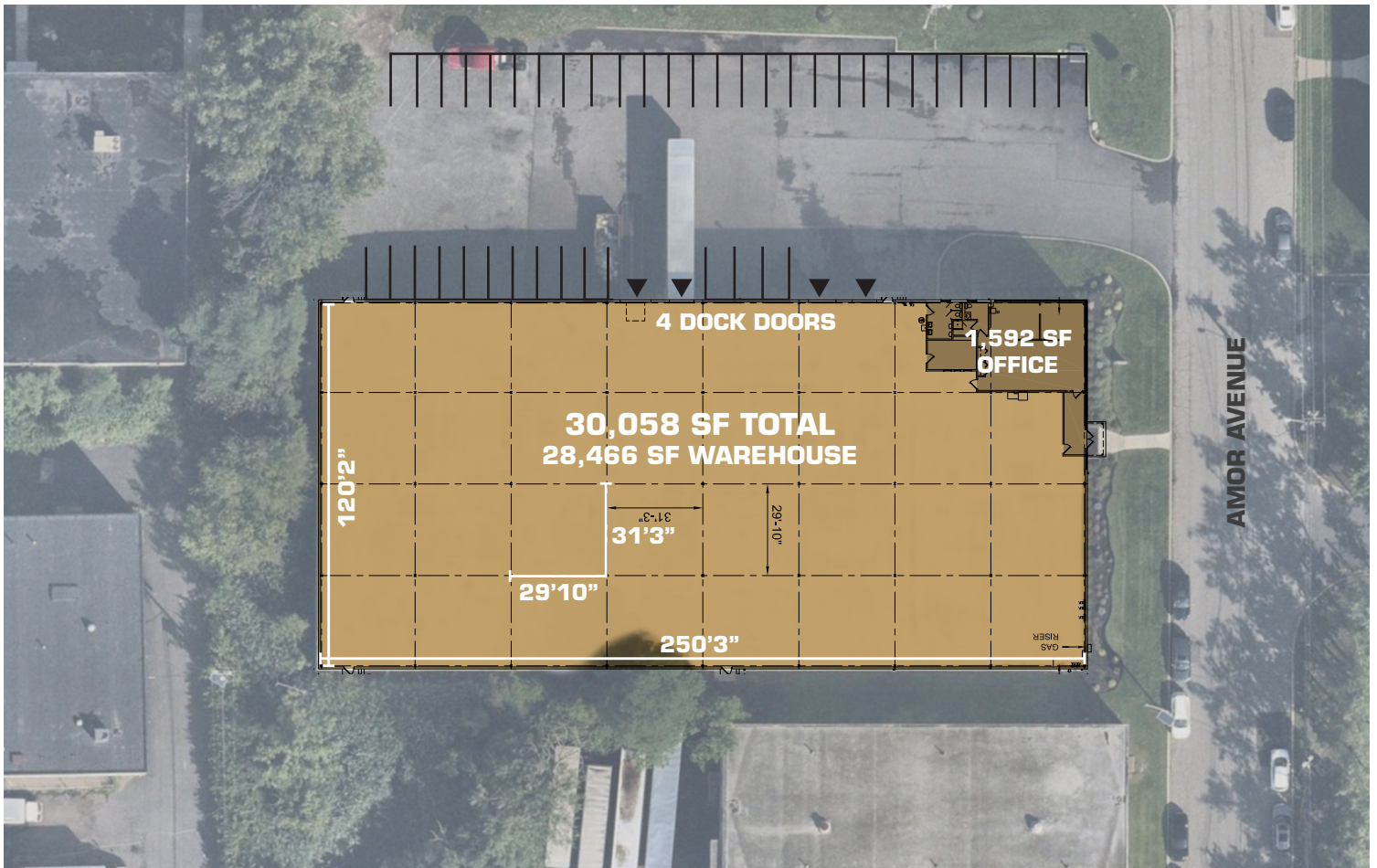
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**CBRE**



## 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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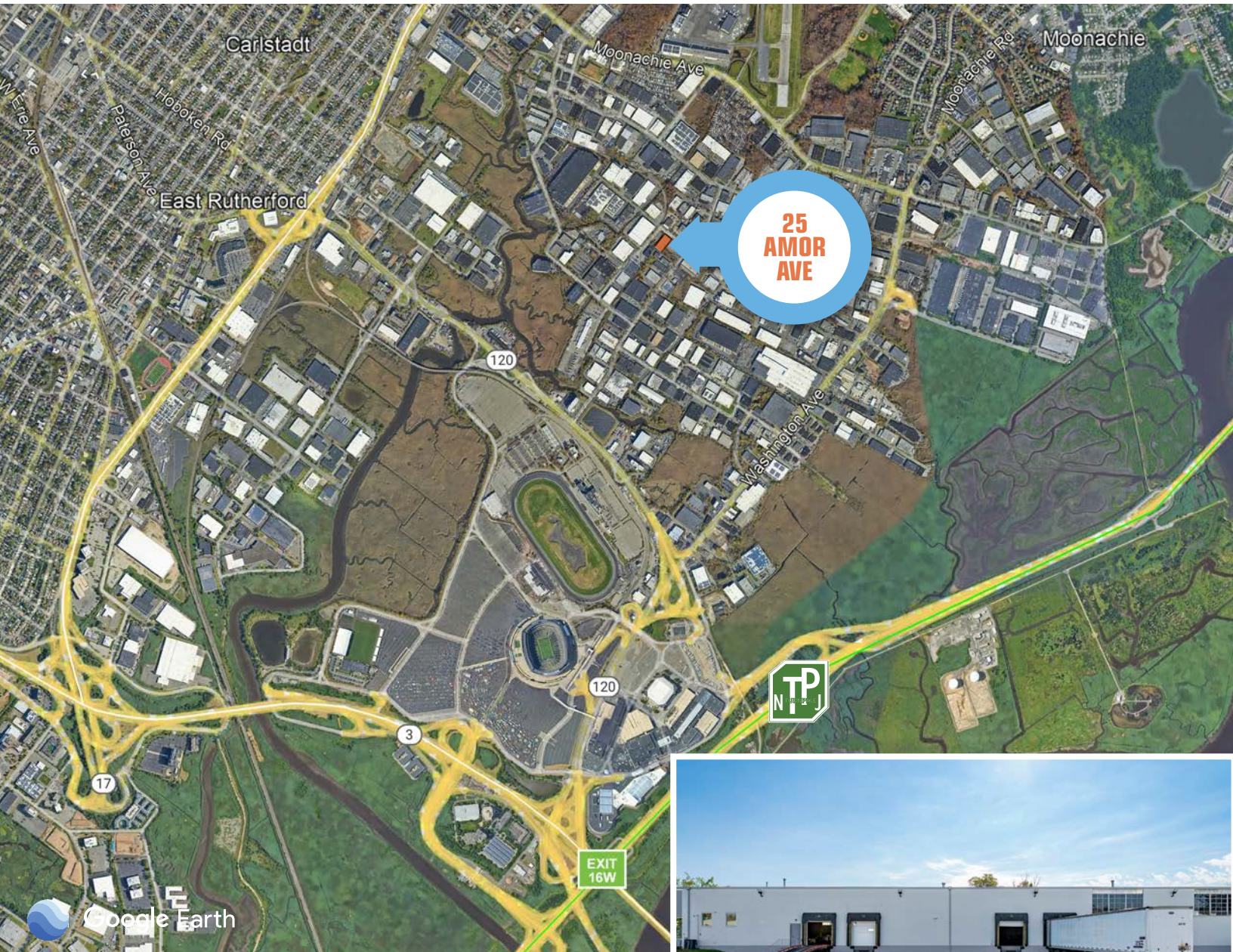
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## CBRE

**LARRY SCHIFFENHAUS**  
Vice Chairman  
O +1 201 712 5809  
C +1 201 532 5092  
[larry.schiffenhaus@cbre.com](mailto:larry.schiffenhaus@cbre.com)

**BRIAN GOLDEN**  
Executive Vice President  
O +1 201 712 5607  
C +1 732 284 8451  
[brian.golden@cbre.com](mailto:brian.golden@cbre.com)

**ANDREW GUNST**  
Senior Associate  
O +1 201 712 5649  
C +1 908 642 1415  
[andrew.gunst@cbre.com](mailto:andrew.gunst@cbre.com)

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