

311 ROUTE 94

Columbia/Blairstown, NJ | **FOR SALE**

\$3,855,005 APPROVED LAND | BUILT TO SUIT OPTION \$135 PER FOOT

70,091 FLEX/WAREHOUSE



70,091 SF

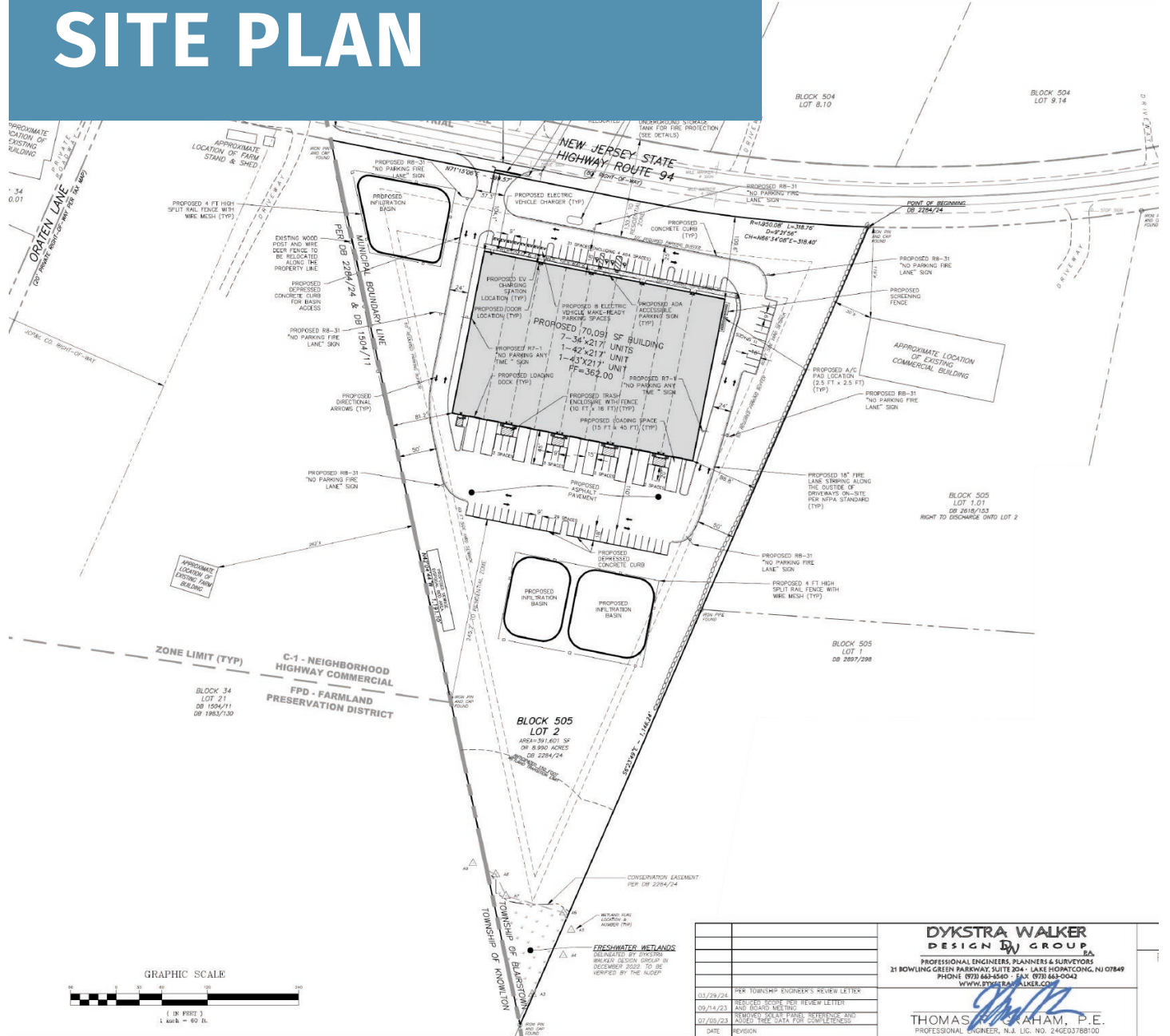


**CLASS A
WAREHOUSE**



**CLOSE PROXIMITY TO
ROUTES 80 & 46**

SITE PLAN



DYKSTRA WALKER DESIGN GROUP P.A. PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS 21 BOWLING GREEN PARKWAY SUITE 304 - LAKE HONATCONG, NJ 07849 PHONE (973) 643-5540 - FAX (973) 643-0042 WWW.DYKSTRAWALKER.COM	
03/29/24	PER TOWNSHIP ENGINEER'S REVIEW LETTER
09/14/23	REVISION: (SEE PER REVIEW LETTER AND BOARD MEETING)
07/26/23	NEIGHBORHOOD PLAN: REFINED AND ADDED TREE DATA FOR COMPLETION
DATE	REVISION

THOMAS GRAHAM, P.E.
 PROFESSIONAL ENGINEER, N.J. LIC. NO. 246E03788100

Building Specifications

Total Building SF	70,091 SF
Office SF	7,009 SF
Acreage	9 Acres
Clear Height	30'
Loading Docks	9
Car Parking	91 Spaces, including 8 (EV)
Water & Sewer	Well and septic

311 Route 94 | Columbia/Blairstown, NJ 07832

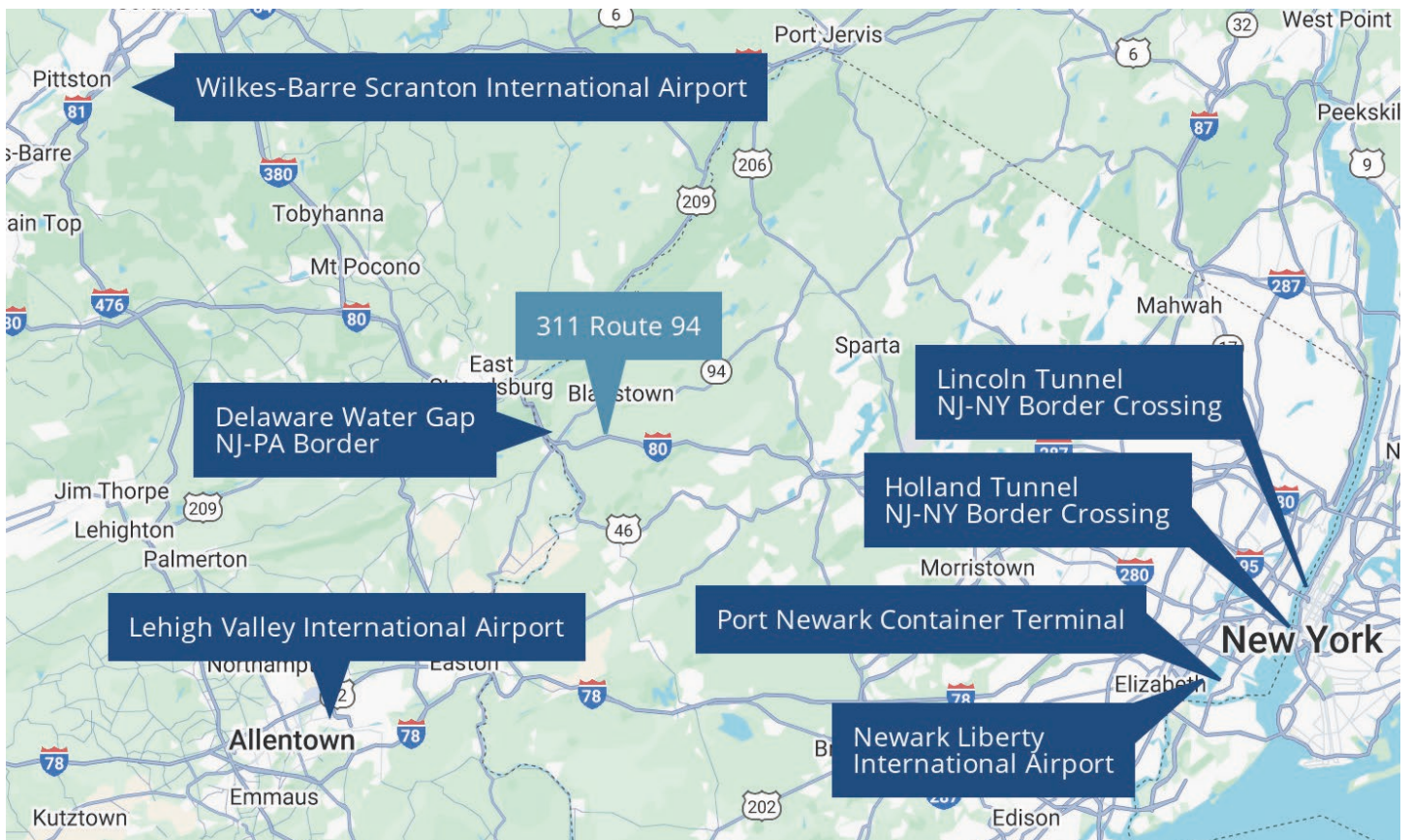
EXCLUSIVE FOR SALE

PROPERTY HIGHLIGHTS

- 5 miles to Route 80
- 10 miles to Delaware Water Gap
- Final site plan approvals 2024
- 9 loading docks, which could yield up to 9 tenants

PLEASE CLICK ON DROPBOX LINK BELOW FOR MORE DOCUMENTS

[DropBox Link](#)



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