



GARDEN
STATE
REALTY

17 Van Vooren Drive
Oakland, NJ 07436

FOR LEASE
INDUSTRIAL | FLEX



±4,329 SF to ±13,021 SF Industrial | Flex Units

Unit #	Total Size (±SF)	Warehouse (±SF)	Office (±SF)	Drive-ins (16'x14')	Ceiling Height	Power
Unit 1 & 2	8,675	7,785	890	2	35'	400A @ 208V, 3P
Unit 1	4,329	3,898	431	1	35'	200A @ 208V, 3P
Unit 2	4,346	3,887	459	1	35'	200A @ 208V, 3P
Unit 4	4,346	3,887	459	1	35'	200A @ 208V, 3P

ROBERT ADAMS
Principal | Broker of Record
908.627.5400
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DEREK GEE
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GARDEN STATE REALTY
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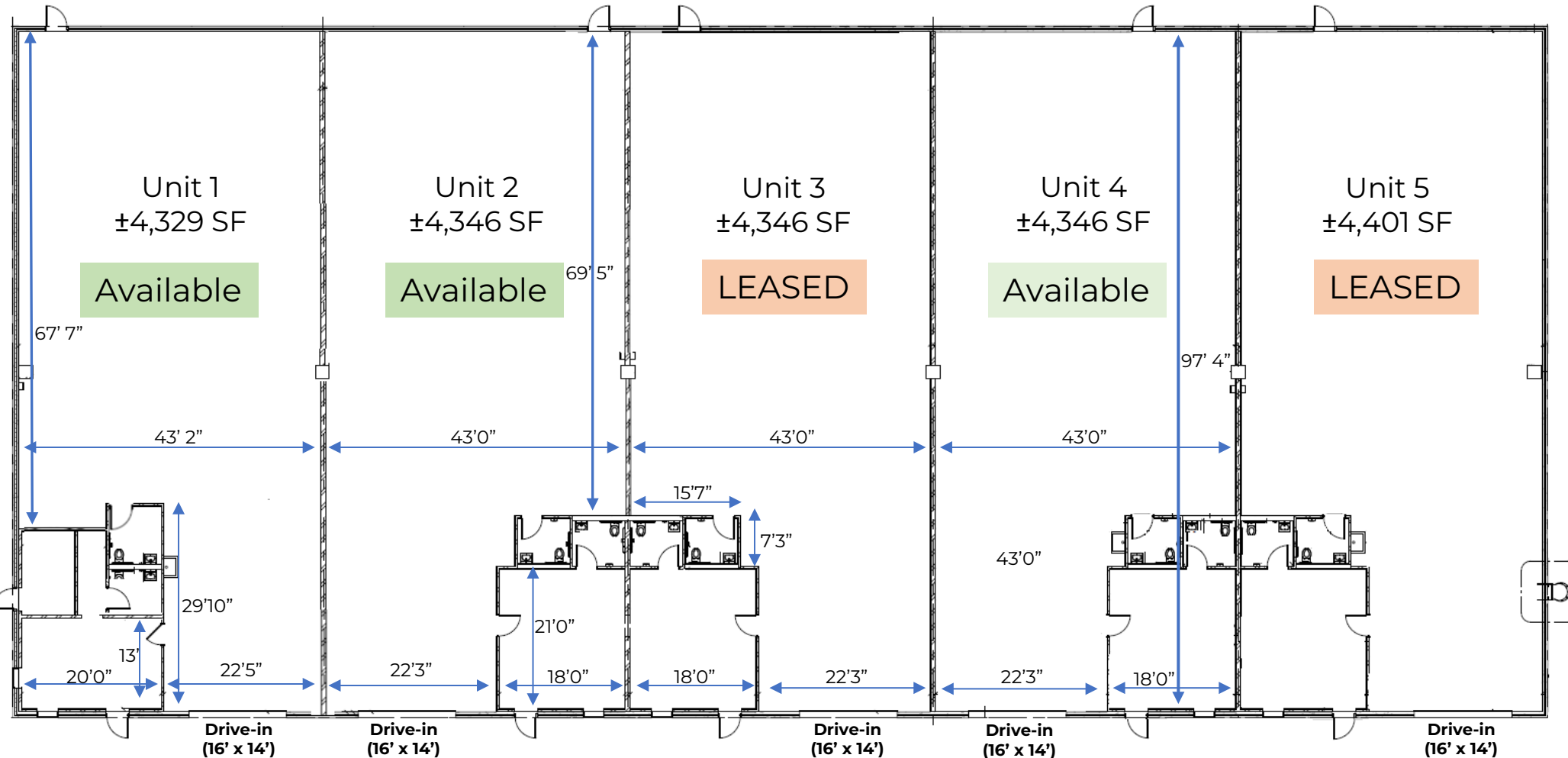
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*All Available Units can be combined or Leased individually.

[LINK TO Industrial Park \("IP"\) Zoning Ordinance](#)



*ALL ABOVE DIMENSIONS ARE APPROXIMATE

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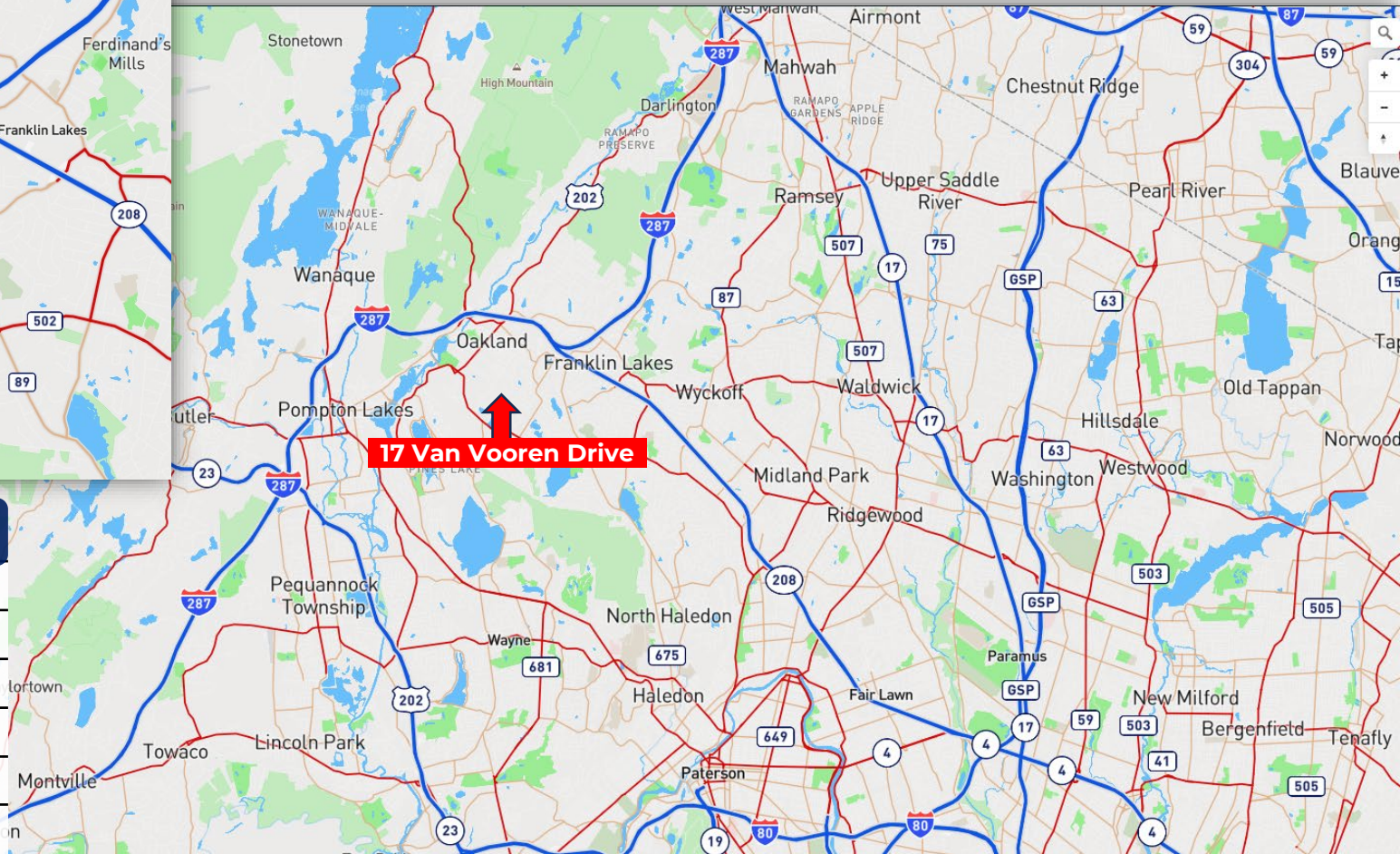
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Approximate Drive Times

Route 202	4 Minutes
Route 287	8 Minutes
Route 208	7 Minutes
Route 23	13 Minutes
Garden State Parkway	18 Minutes
Route 17 Route 4	19 Minutes
Route 80	21 Minutes



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