

# 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**



# 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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