

INDUSTRIAL | FOR LEASE
42,300 SF on ±5.78 Acres

131 BEAVERBROOK RD
LINCOLN PARK, NJ



**RIDGECUT
ROAD**

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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HIGHLIGHTS

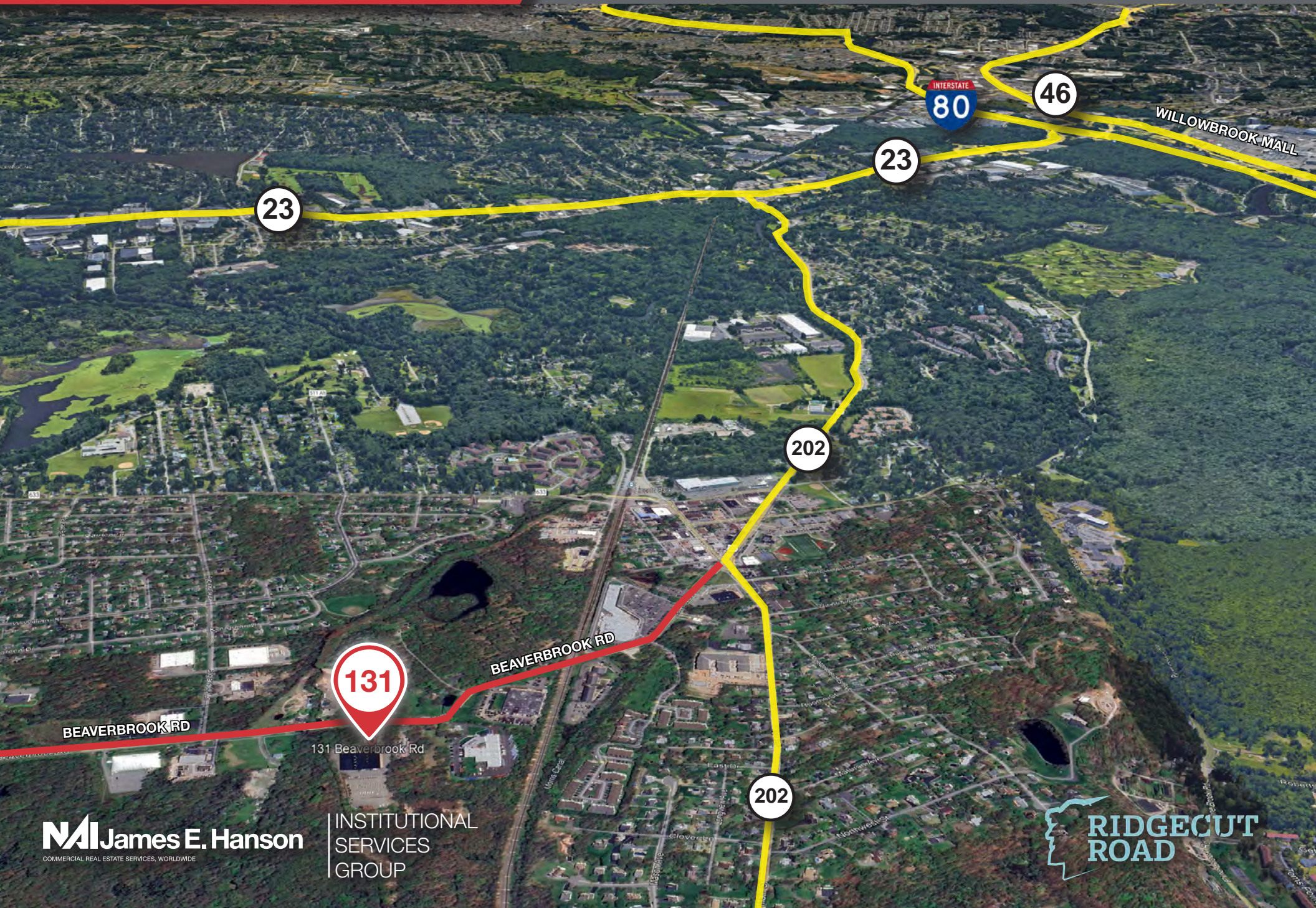
131 BEAVERBROOK RD LINCOLN PARK, NJ



- Acreage: ± 5.78 AC
- Warehouse: 33,000 SF
- Office Ancillary Building: 9,300 SF
- Clear height: 26'
- Power: Three (3) 200-amp and one (1) 400-amp (120/208V) main service off pole transformer
- Two (2) oversized drive-ins
- One (1) dock high loading door
- Zoned: Industrial (IOS as of right)

HIGHWAY AERIAL

131 BEAVERBROOK RD LINCOLN PARK, NJ



REGIONAL MAP

131 BEAVERBROOK RD LINCOLN PARK, NJ



0.5 miles



3 miles



5.5 miles



6 miles



Essex County Airport
5 miles



GW Bridge
24 miles



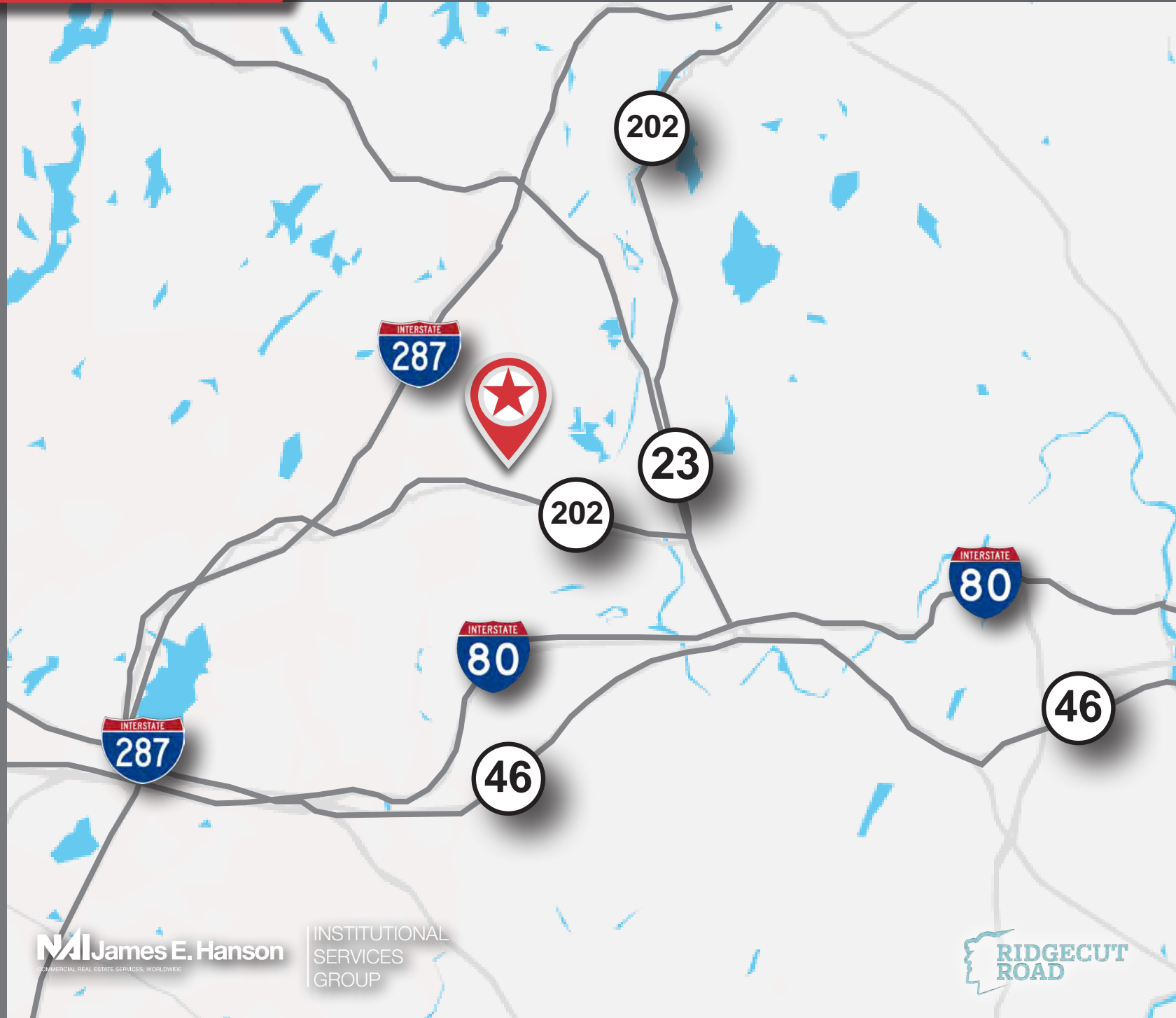
Holland Tunnel
24 miles



Lincoln Tunnel
31 miles



Newark Airport
32 miles



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