



AVAILABLE FOR LEASE

435 North Midland Avenue,
Saddle Brook, New Jersey

24,000 SF

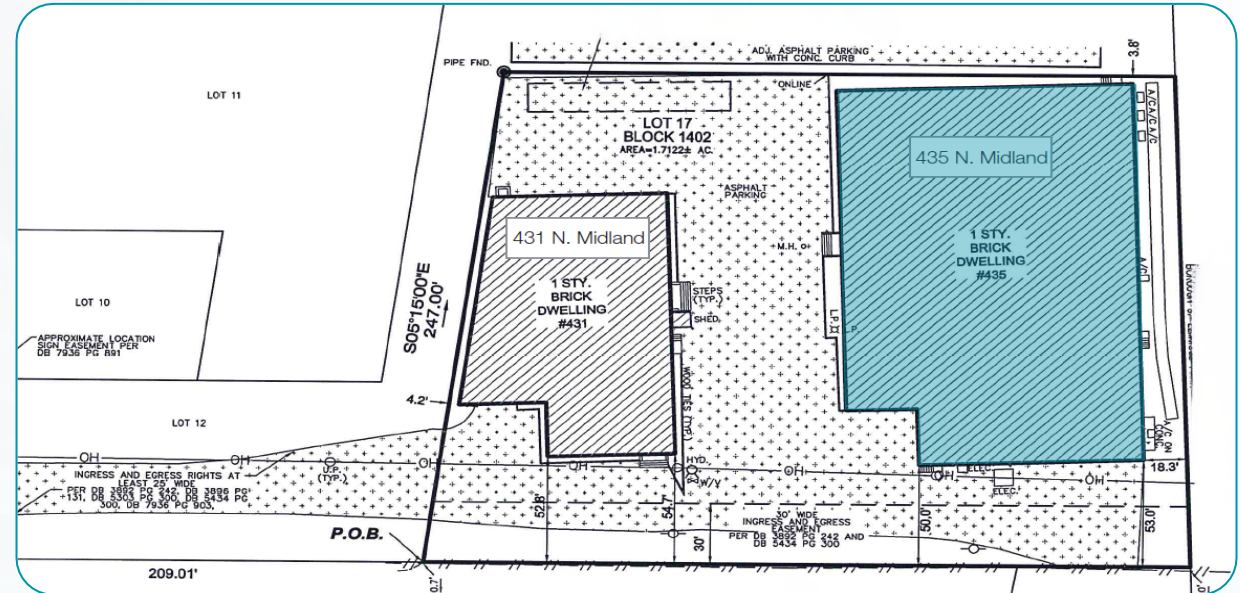
Better never settles



PROPERTY HIGHLIGHTS

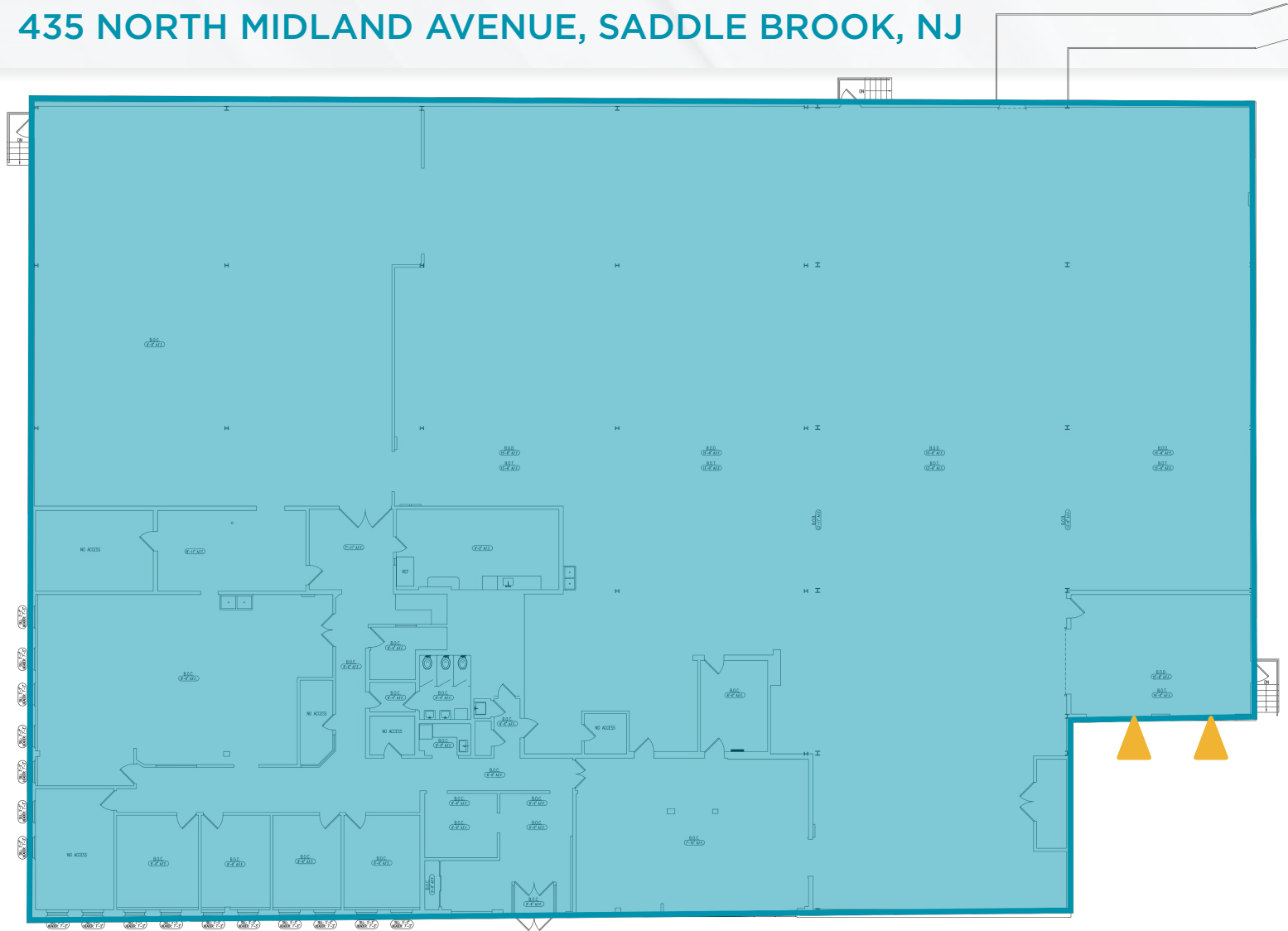
435 N MIDLAND AVENUE, SADDLE BROOK, NEW JERSEY

Size	24,000 SF
Office Space	4,000 SF
Loading Docks	2
Clear Heights	16'
Amps	1,200-Amp three phase, 4 wire, 277/480 Volt
Available	11/1/2026
Sprinkler	Wet
Parking	18 - Potential to Expand



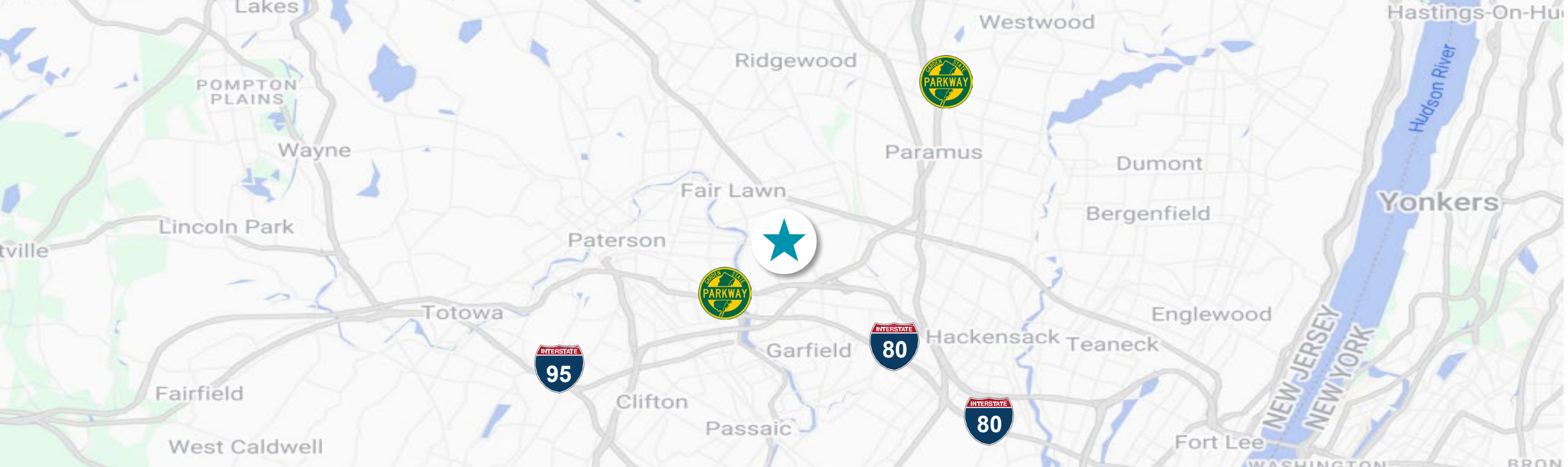
FLOOR PLAN

435 NORTH MIDLAND AVENUE, SADDLE BROOK, NJ



MAP LEGEND

 Loading Dock



THOMAS D. TUCCI, SIOR
+1 732 243 3120
thomas.tucci@cushwake.com



JACK WINGE
+1 732 243 3114
jack.winge@cushwake.com



JACK BIZUB
+1 732 444 8893
jack.bizub@cushwake.com



EAST RUTHERFORD
One Meadowlands Plaza, 7th Floor
+1 201 935 4000

ISELIN
99 Wood Avenue South, 8th Floor
+1 732 623 4700

cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The material in this proposal has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this proposal (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this proposal are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this proposal nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. No representation or warranty is given, express or implied, as to the accuracy of the information contained within this proposal, and Cushman & Wakefield is under no obligation to subsequently correct it in the event of errors.