

400 N Midland Ave

SADDLE BROOK, NJ 07663

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61,765 sq. ft.
AVAILABLE

5 total
DOCK DOORS

2,298 sq. ft.
OFFICE AREA

1 total
DRIVE IN

14' & 18'
CLEAR HEIGHT

2.5
ACREAGE

Features

**61,765 sq. ft. building
on 2.5 acres.**

**Renovated building with new
roof, office build out, lighting
and loading packages.**

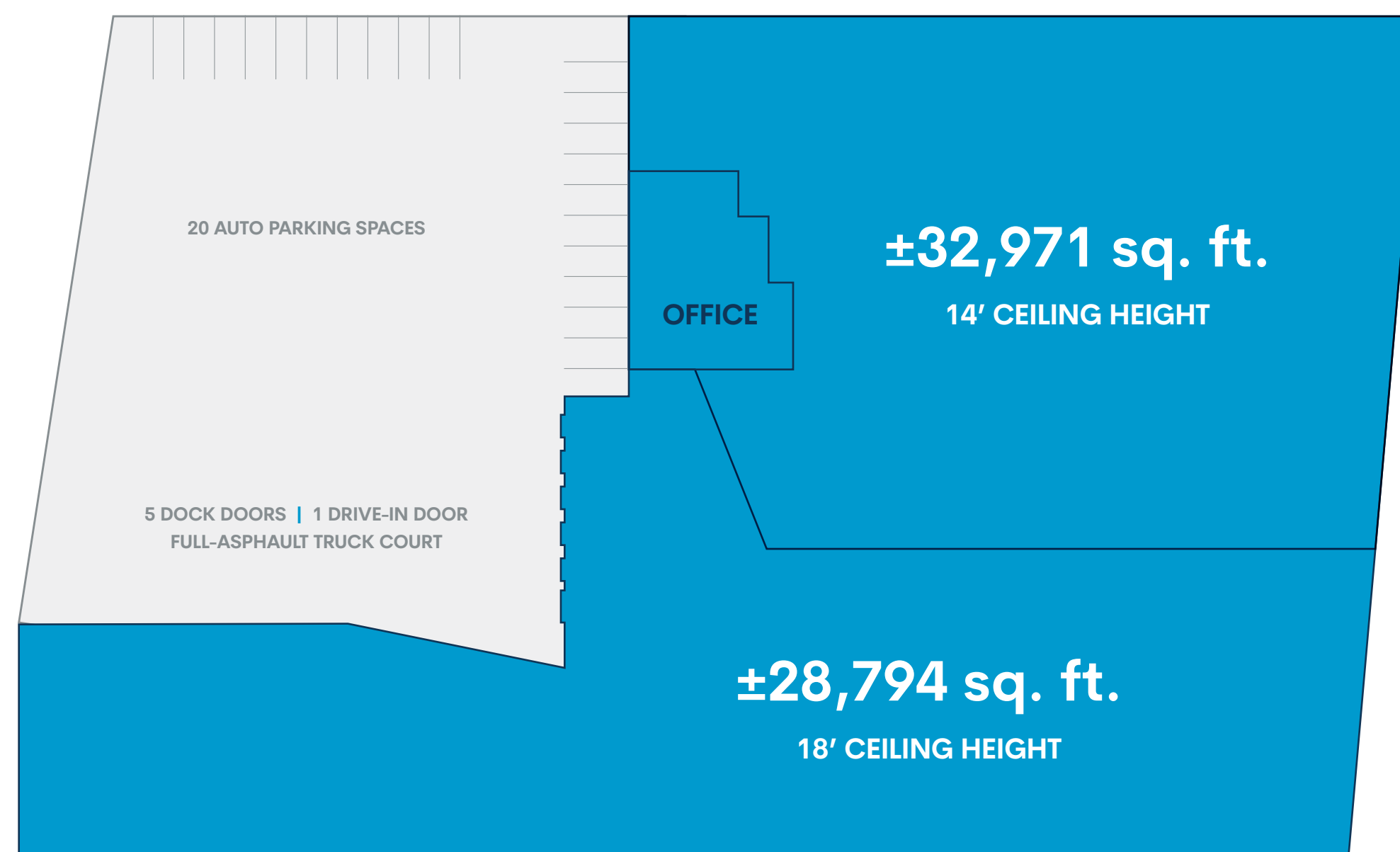
**5 dock doors, 1 drive in and
ample parking.**

**Located a mile from I-80 and
the Garden State Parkway.**



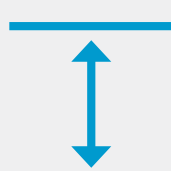
Building Specifications

Building Size	61,765 sq. ft.
Available	61,765 sq. ft. (divisible)
Office Space	±2,298 sq. ft.
Clear Height	14' & 18'
14' Section	±32,971 sq. ft.
18' Section	±28,794 sq. ft.
Column Spacing	Varied
Dock Doors	5 doors
Drive-ins	1
Format	Front load
Automobile Parking	20 spaces
Sprinklers	Wet
Lighting	LED
Power	3 phase, 400 amps @ 208v




 **20**
Automobile
Parking

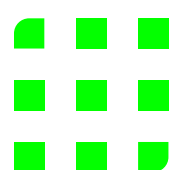
 **5**
Loading
Docks

 **14' & 18'**
Clear
Height

 **Varied**
Column
Spacing

 **1**
Drive in

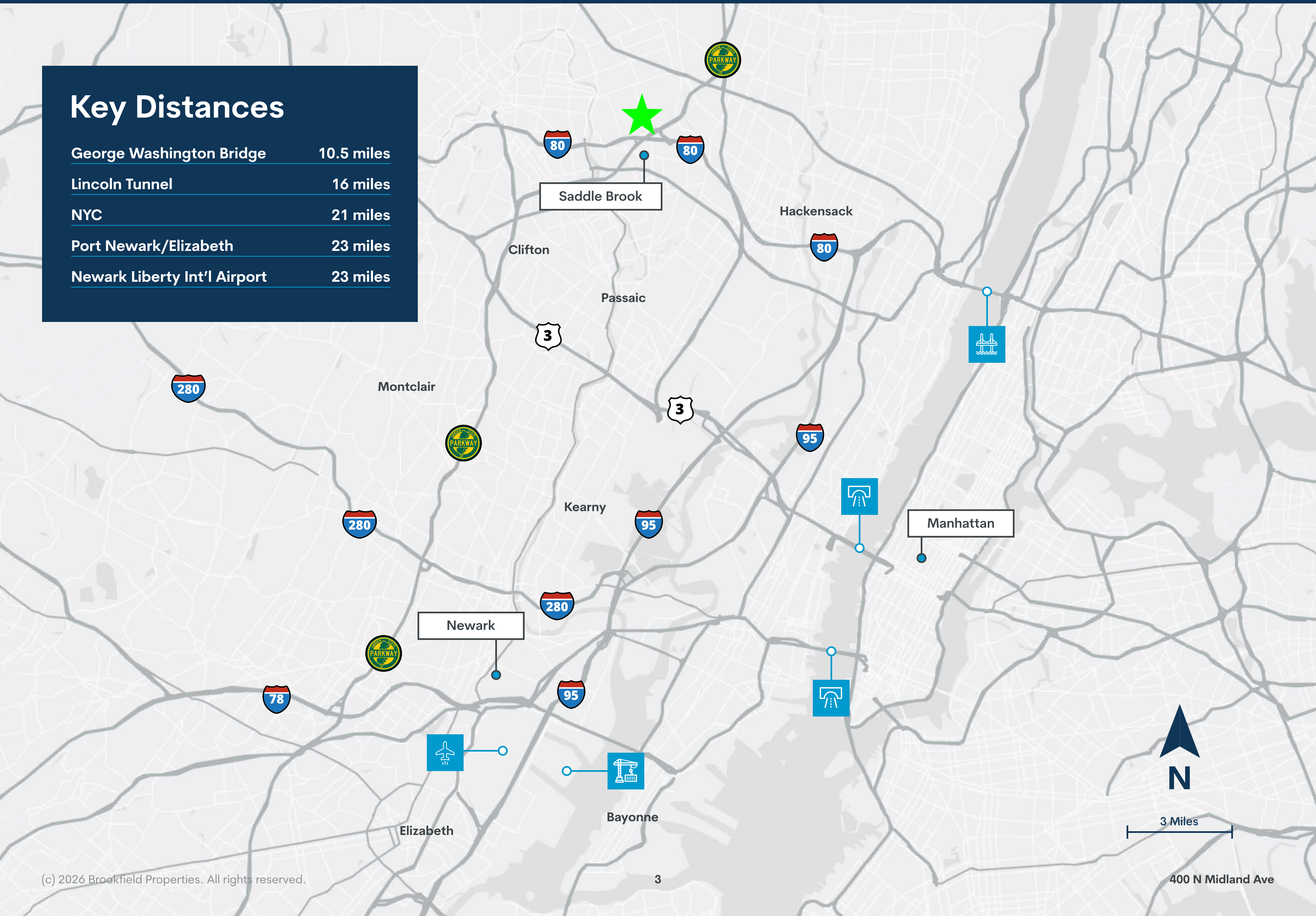
 **125'**
Truck Court
Depth

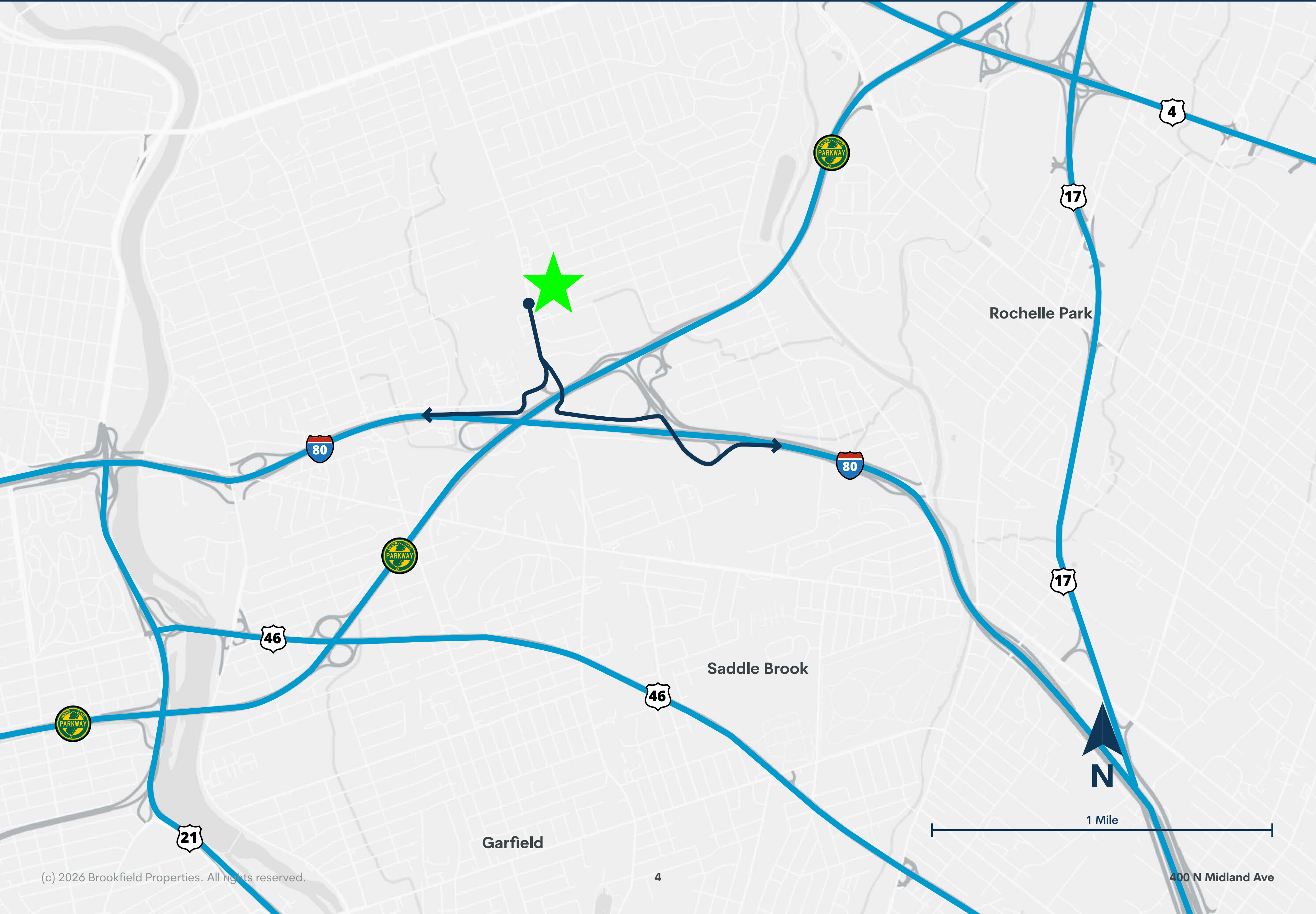


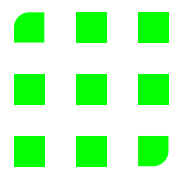
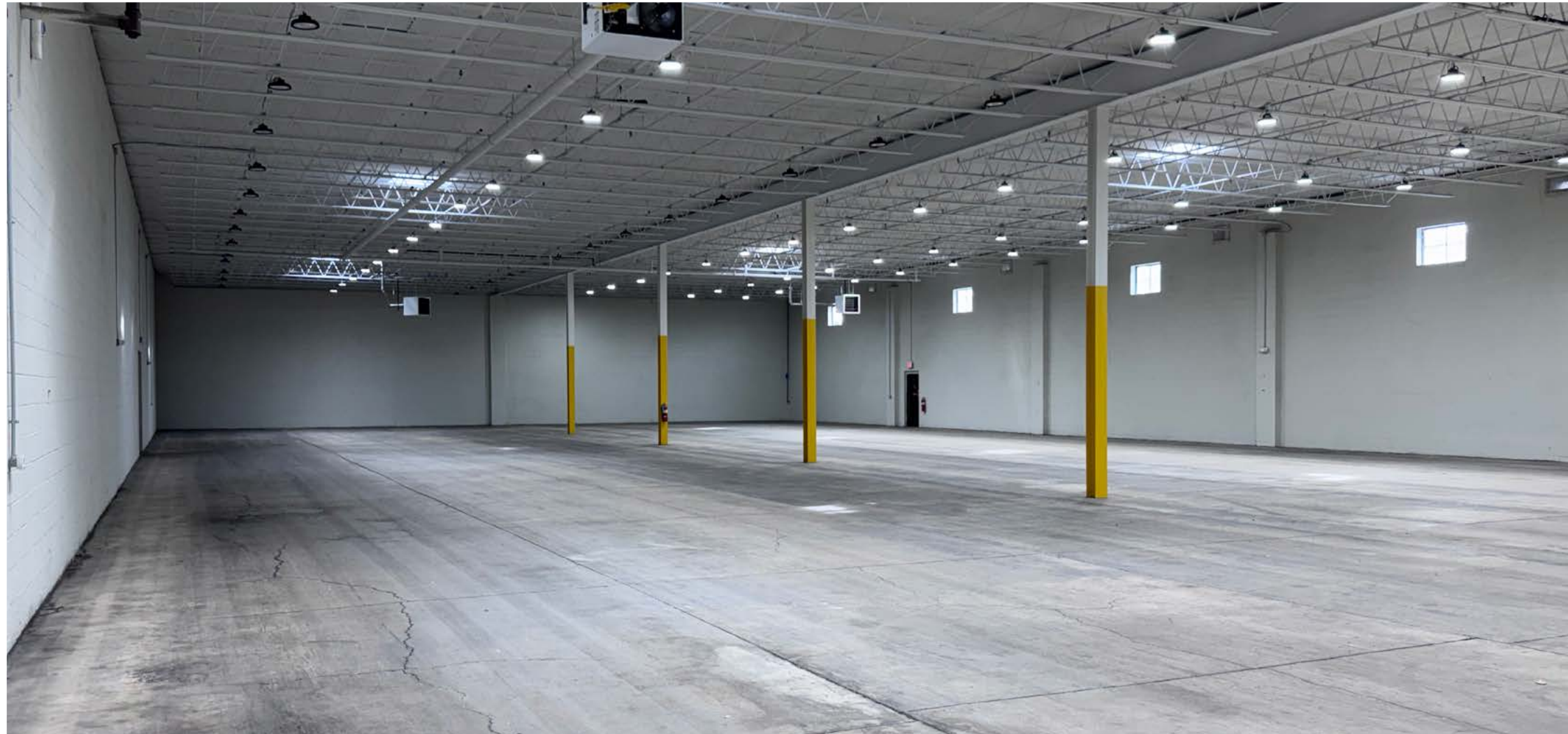


Key Distances

<u>George Washington Bridge</u>	10.5 miles
<u>Lincoln Tunnel</u>	16 miles
<u>NYC</u>	21 miles
<u>Port Newark/Elizabeth</u>	23 miles
<u>Newark Liberty Int'l Airport</u>	23 miles







WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



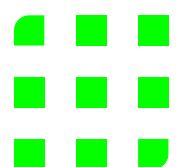
The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



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