

**AVAILABLE
NOW!**

AVAILABLE FOR LEASE

1400 3rd Street

FAIR LAWN

+/- 113,000 SF
(Divisible to $\pm 56,500$ SF)

 **PACER
PARTNERS**

 **DRAKE**

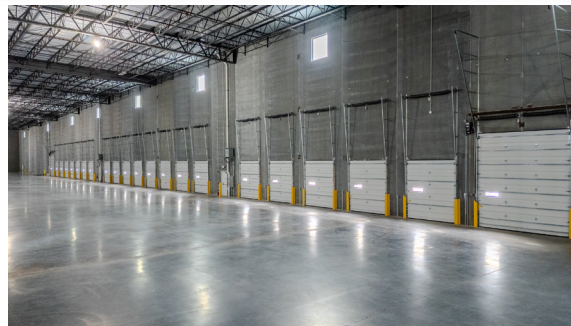
 **CBRE**

Property Overview

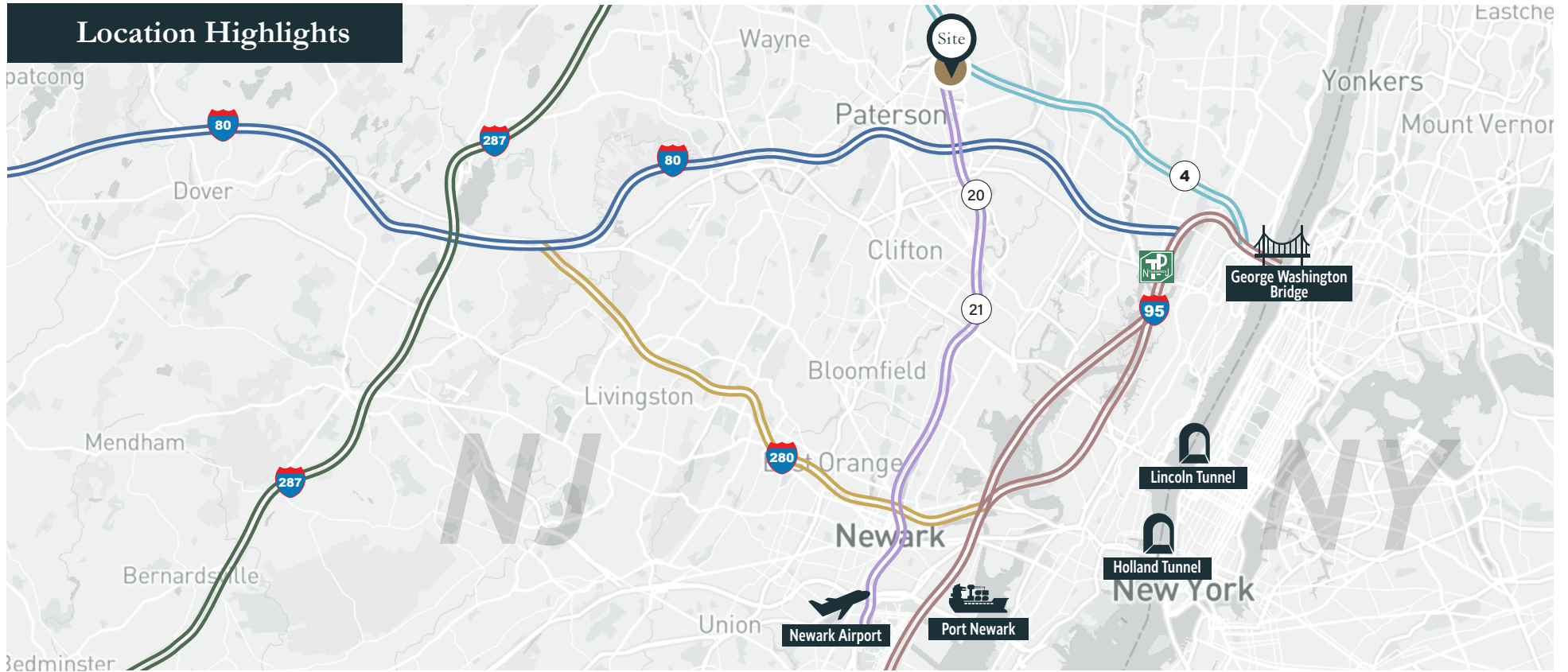


Building A

Available SF	113,000 SF (Divisible to ±56,500 SF)	Speed Bay	60'
Office SF	±4,300 SF	Car Parking	85
Dimensions	611' x 185'	Loading Docks	20 (9'x10')
Clear Height	40'	Drive-in Doors	2 (12'x14')
Column Spacing	42' x 55'	Power	2000A, 3-Phase, 480/277V



Location Highlights



Key Distances



ROUTE 208
1.3 miles



ROUTE 80
2.9 miles



GEORGE WASHINGTON BRIDGE
11.9 miles



NEWARK AIRPORT
24.1 miles

*Approximate Miles

Tenants in the market





Contact Us

Kevin Dudley

Vice Chairman
+1 201 712 5837
kevin.dudley@cbre.com

Chad Hillyer

Executive Vice President
+1 201 712 5655
chad.hillyer@cbre.com

Marc Trevisan

Senior Vice President
+1 201 712 5605
marc.trevisan@cbre.com

Kate Granahan

Senior Associate
+1 201 712 5810
kate.granahan@cbre.com

CBRE

©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



Local developer presence in Ridgewood, NJ

Institutional fund manager as limited partner

Significant industrial experience with ownership of warehouse properties ranging from 14K SF to 1.5MM SF

Warehouse constructed by RC Andersen, one of the leading warehouse general contractors in the region

