

PINE BROOK, NJ

30 HOOK MTN RD

AVAILABLE:

±30,000 SF TO ±51,570 SF

SUBLEASE TERM:

12/31/2028

RENT:

\$16.50 GROSS

DOCK DOORS:

7



**BALANOFF
INDUSTRIAL
TEAM**

±30,000 SF to ±51,570 SF on I-80. No Detours.

Functional warehouse space available for sublease through 12/31/2028, featuring 22' clear height, 30' x 40' column spacing, and wet sprinkler coverage.

CLEAR HEIGHT:

22'

OFFICE:

TO-SUIT

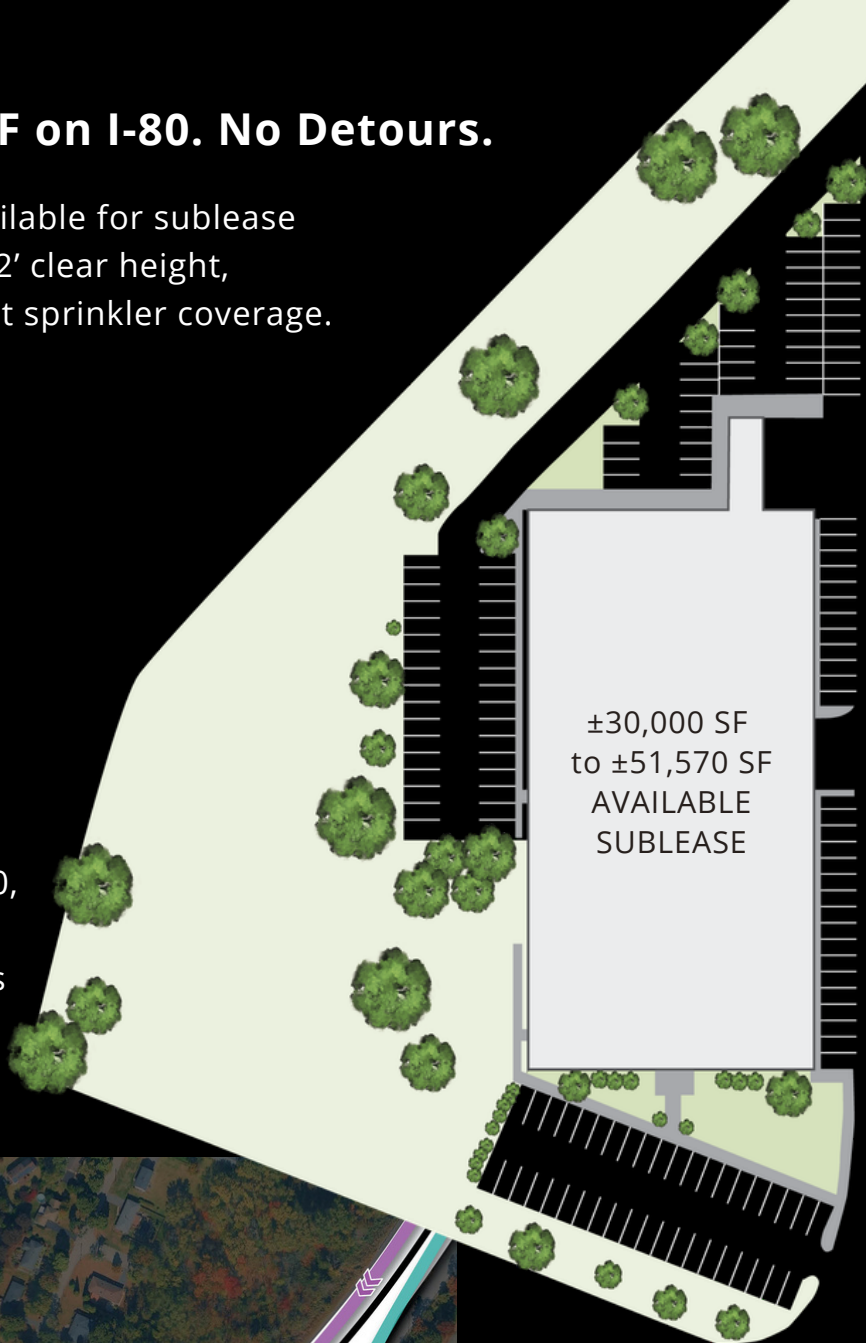
COLUMN SPACING:

30'W X 40'D

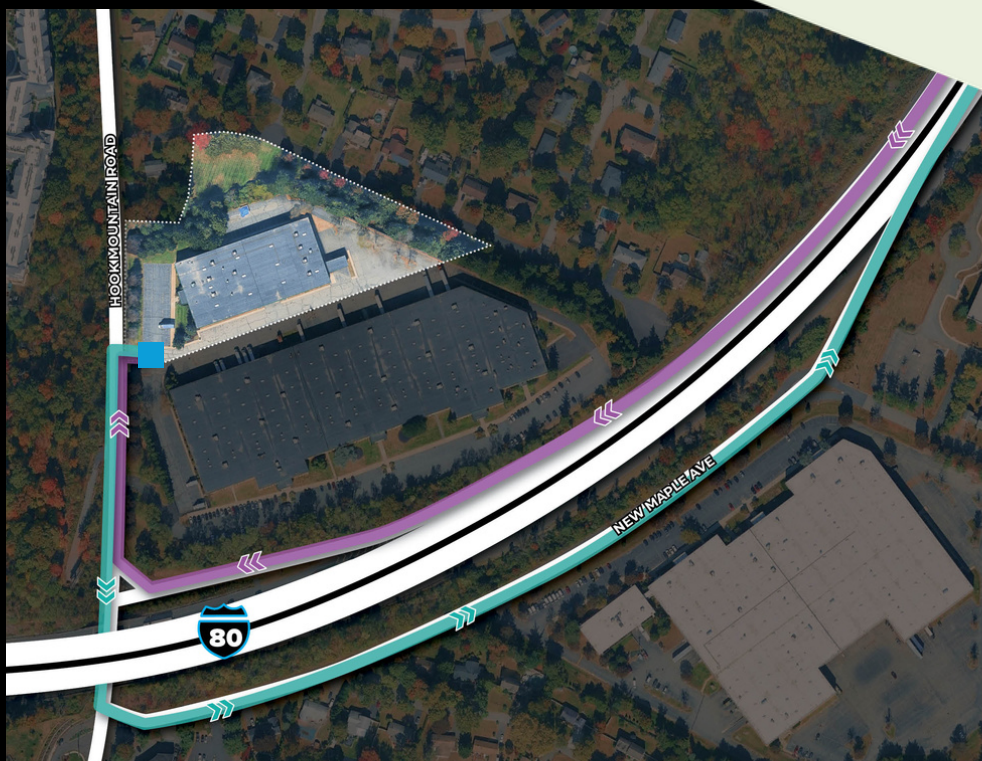
SPRINKLERS:

WET

Situated directly off Interstate 80, a primary logistics artery, this location offers immediate access to every Northeast market and beyond.



AVAILABLE SUBLEASE ±30,000 SF TO ±51,570 SF IN PINE BROOK, NJ



INTERSTATE 80

TO I80
FROM I80

±2 Mins ±0.6 Mi
±1 Min ±0.3 Mi

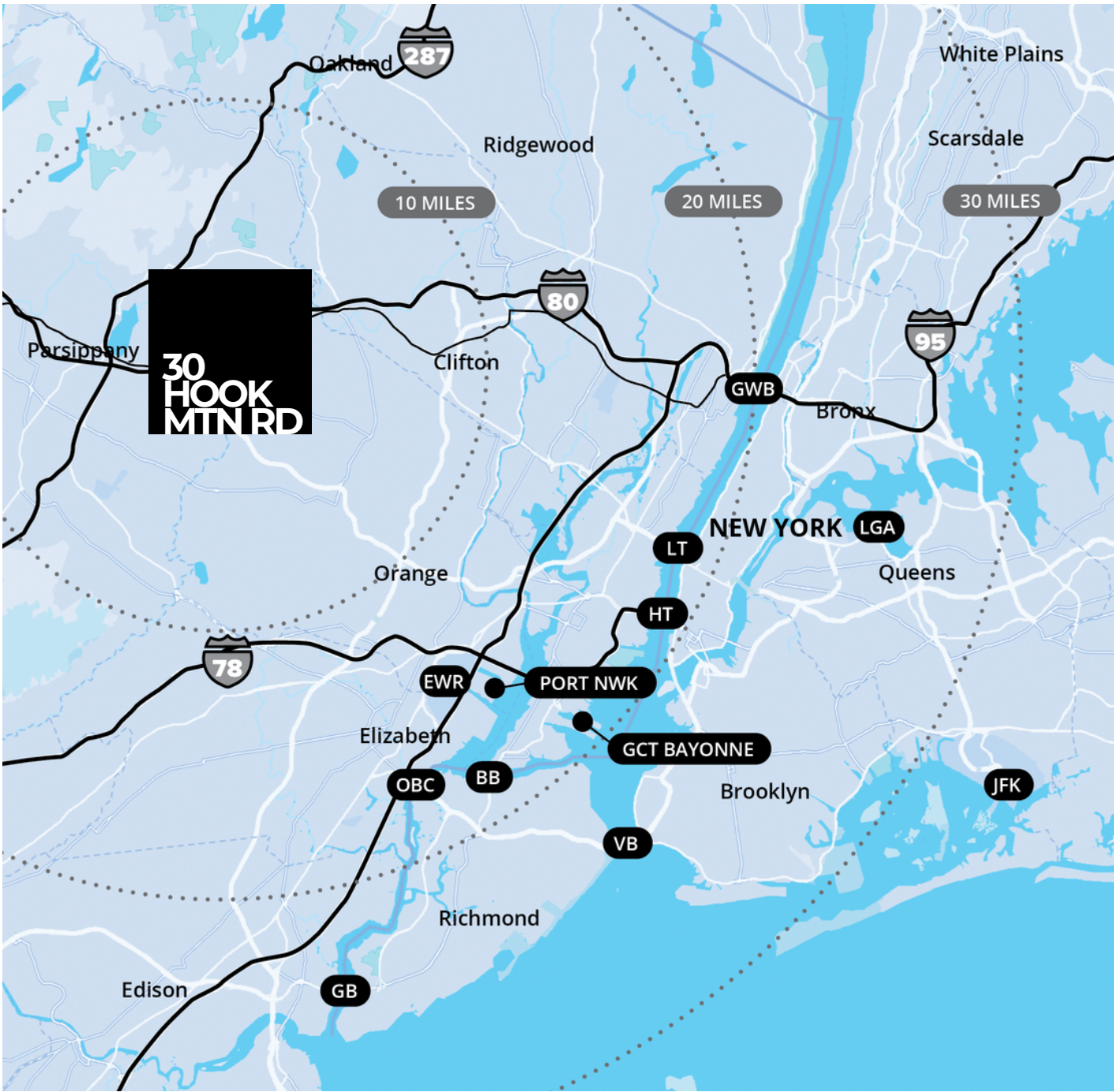
EGRESS



INGRESS



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AVAILABLE SUBLEASE ±30,000 SF TO ±51,570 SF IN PINE BROOK, NJ

BRIDGES & TUNNELS

GWB George Washington Bridge	±32 Mins	±24.6 Mi
BB Bayonne Bridge	±52 Mins	±42.1 Mi
OBC Outerbridge Crossing	±68 Mins	±59.0 Mi
VB Verrazano	±57 Mins	±48.9 Mi
GB Goethals	±51 Mins	±44.2 Mi
LT Lincoln Tunnel	±37 Mins	±29.5 Mi
HT Holland Tunnel	±43 Mins	±30.7 Mi

PORTS

PORT NWK Port Newark	±37 Mins	±25.3 Mi
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AIRPORTS

EWR Newark	±31 Mins	±23.9 Mi
LGA Laguardia	±59 Mins	±35.3 Mi
JFK John F. Kennedy	±86 Mins	±51.1 Mi

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