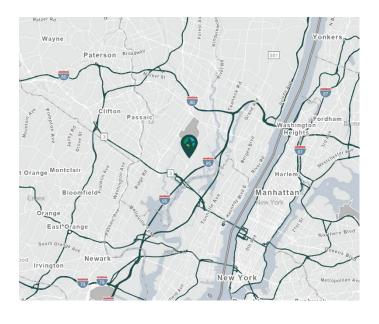


Prologis Meadowlands | 435 Oehler Place



435 Oehler Place Carlstadt, NJ 07072 USA



LOCATION

- Located at exit 16W of New Jersey Turnpike with immediate access to Routes 3 and 17
- ± 15 miles from Port Newark-Elizabeth and Newark Liberty International Airport

FACILITY

- 20,138 SF total building size
- 9,064 SF available space
- 701 SF office
- 18' clear height
- 38'-8" x 25' column spacing
- 2 dock doors
- 3 car parking spaces
- 400 amps, 3 phase, 208/120 volt electrical service
- Calculated sprinkler system
- LED motion sensor lighting

ADVANTAGES AND AMENITIES

- Fast, cost-effective forklift and racking sourcing through Prologis Essentials
- Prologis Clear Lease® Know your lease expenses and capital costs with greater certainty before you sign

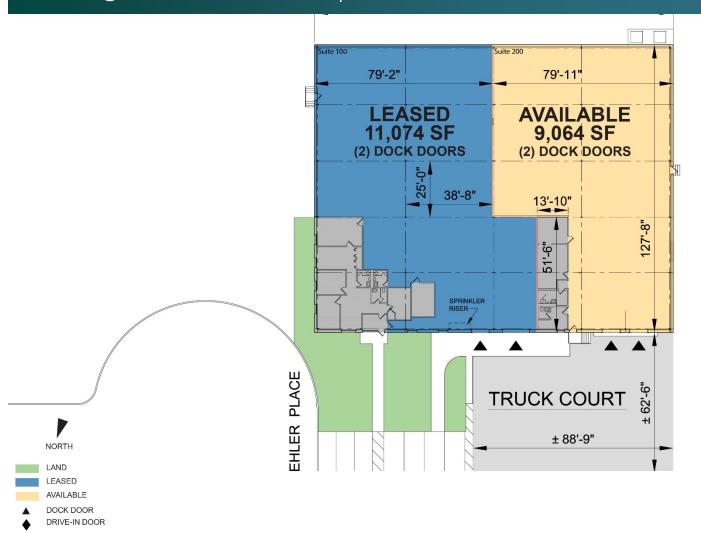
Your single-source service for efficient move-in and operations: <u>prologisessentials.com</u>

9,064 SF

Industrial Space For Lease



Prologis Meadowlands | 435 Oehler Place





JLL

Chris Hile chris.hile@jll.com ph +1 201 528 4416 cell +1 201 304 3427 One Meadowlands Plaza Suite 804 East Rutherford, NJ 07073 USA

JLL

Jenna Imperatore jenna.imperatore@jll.com ph +1 201 528 4418 cell +1 908 436 7474 One Meadowlands Plaza Suite 804 East Rutherford, NJ 07073 USA

JLL

Michael Palmeri

michael.palmeri@jll.com

ph +1 201 528 4420 cell +1 908 361 2461 One Meadowlands Plaza Suite 804 East Rutherford, NJ 07073 USA

Prologis

Sarah Rutherford srutherford@prologis.com ph +1 201 528 9576 cell +1 551 206 6985 One Meadowlands Plaza Suite 100 East Rutherford, NJ 07073 USA