



57,300 SF FOR LEASE

99 AMOR AVENUE

CARLSTADT • NEW JERSEY 07072

99AMORAVENUE.COM

CBRE

 **CLARION
PARTNERS**

PROPERTY DETAILS

TOTAL BUILDING SF	57,300 SF
AVAILABLE SF	57,300 SF
OFFICE SF	4,000 SF
ACRES	2.72
CEILING HEIGHT	16' - 18'
COLUMN SPACING	30' x 30'
DOCK DOORS	6
CAR PARKING	52
SPRINKLER	Wet system
POWER	2,000 amps, 277/480 volts 1,800 amps, 120/208 volts
POSSESSION	Q1 2027

LOCATION ADVANTAGES

- Immediate access to **NJ Turnpike (I-95)** and regional highways
- **8 miles to the George Washington Bridge**
- **8 miles to the Lincoln Tunnel**
- **10 miles to the Holland Tunnel**
- Minutes from **Teterboro Airport**
- Convenient access to **Newark Liberty International Airport (EWR)**
- Proximity to **Port Newark / Elizabeth**, one of the nation's busiest port complexes

99AMORAVENUE.COM

STRATEGICALLY LOCATED IN **CARLSTADT, NJ** WITHIN THE **MEADOWLANDS**, 99 AMOR AVENUE OFFERS EXCEPTIONAL ACCESS TO THE NY METRO REGION, ENABLING **EFFICIENT DISTRIBUTION, LOGISTICS, AND LAST-MILE CONNECTIVITY** THROUGHOUT NORTHERN NJ AND NYC.





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