

FOR LEASE

Industrial/Warehouse Space

15,000± SF - 30,000± SF | \$6.50/SF NNN



650 River Avenue, Gardiner

Property Highlights

- *Easy I-295 access*
- *21'± clear height*
- *Abuts active rail line*
- *Subdividable down to 15,000± SF*
- *Availalbe May 16, 2023*



Property Description

We are pleased to offer for lease up to 30,000± SF at the Original Gardiner Associated Grocers Distribution Center. This 30,000± SF space is located on the south side of the building, is subdividable down to 15,000± SF, is heated, and is currently serviced by four (4) loading docks and man door access.



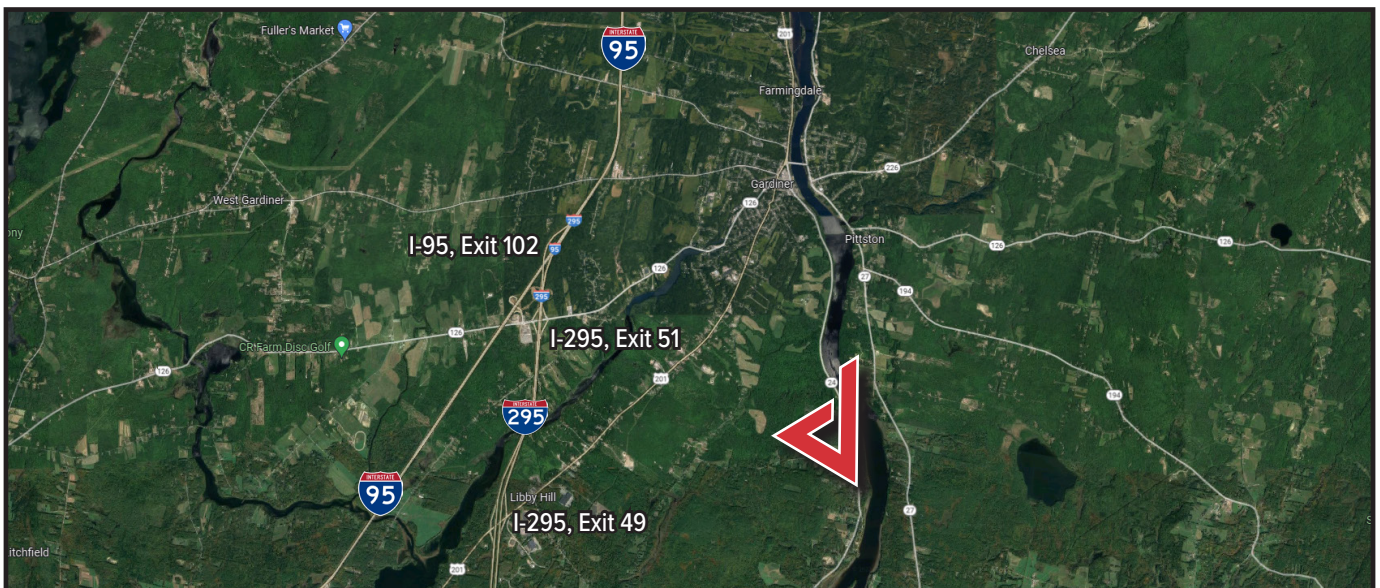
Broker Contact

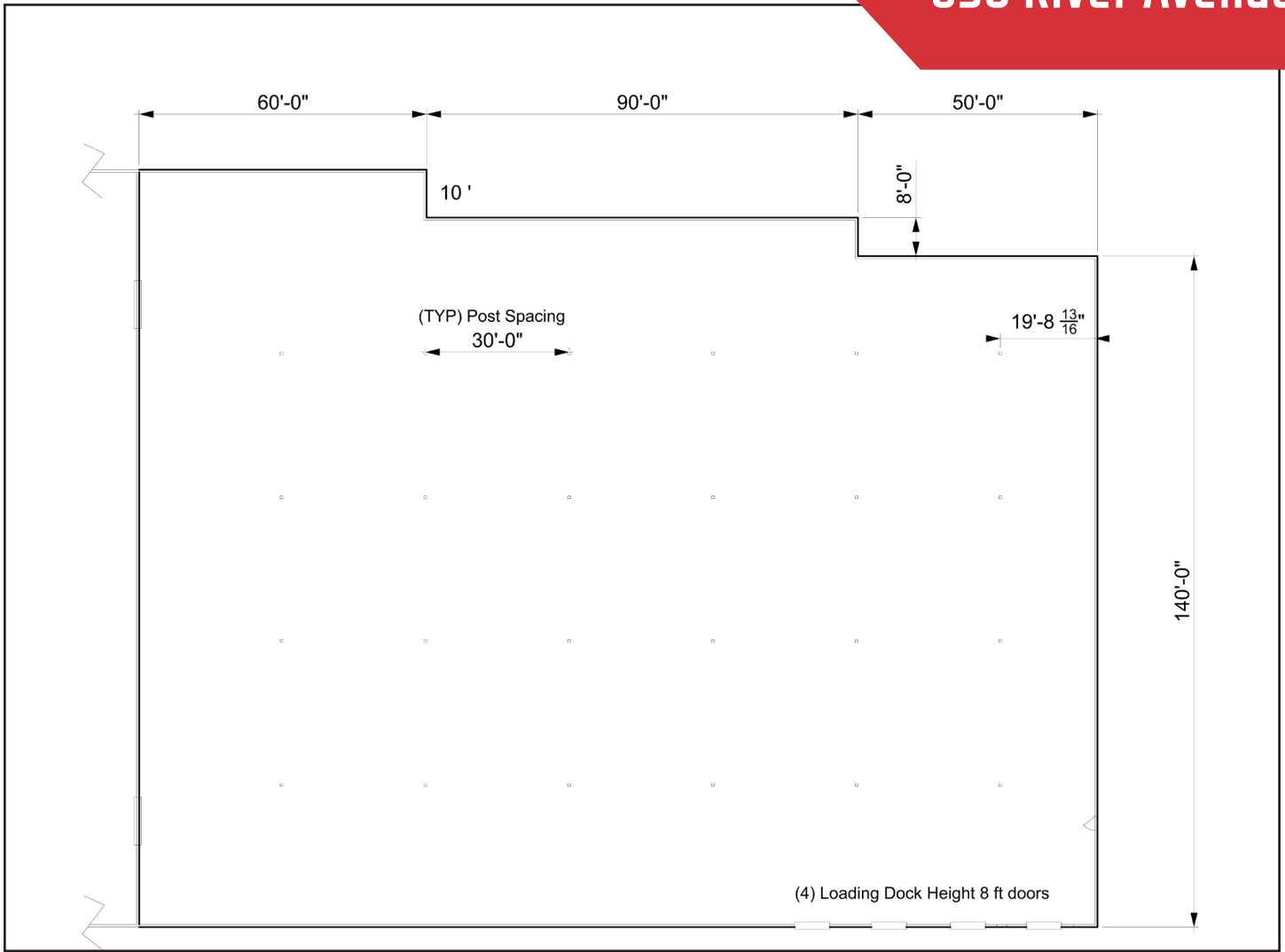
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Property Overview

Owner	650 River, LLC
Building Size	133,760± SF
Lot Size	8.2± acres
Available Space	30,000± SF - Subdividable down to 15,000± SF
Zoning	Planned Development (PD)
Assessor's Reference	Map 41, Lot 58
Year Built	1955
Building Construction	Concrete Block
Roof	Rubber membrane
Flooring	Concrete
Utilities	LP heat
Ceiling Height	21'±
Loading Docks	Four (4)

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.