

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

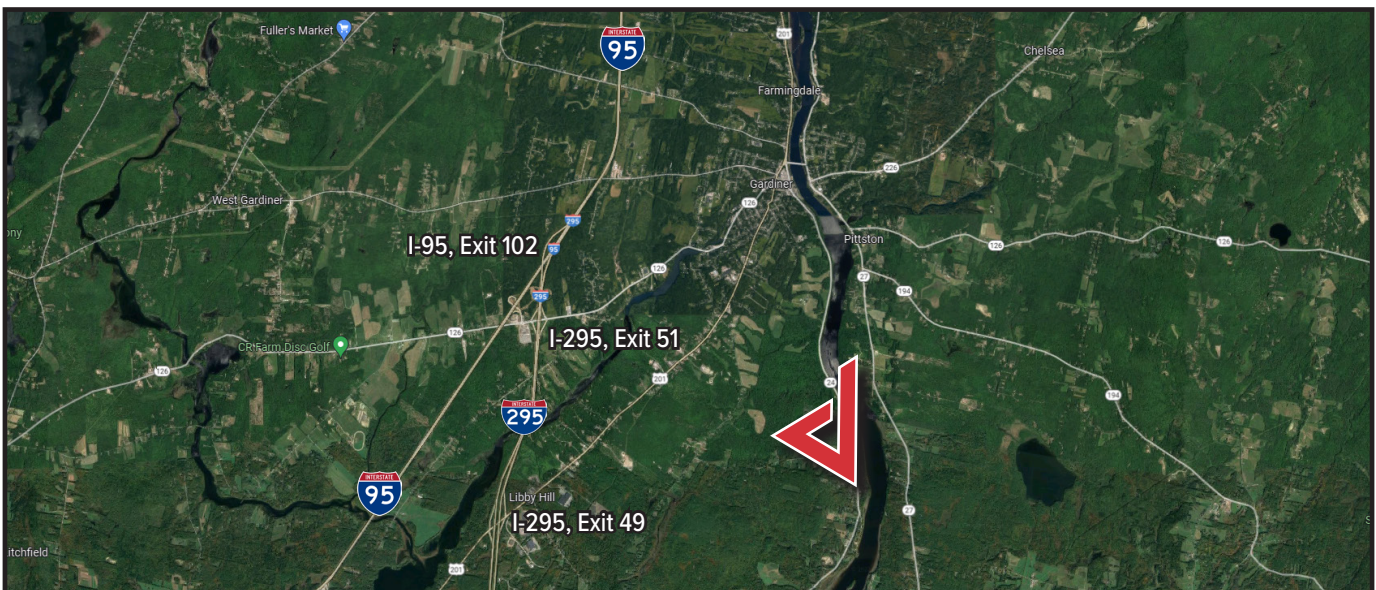
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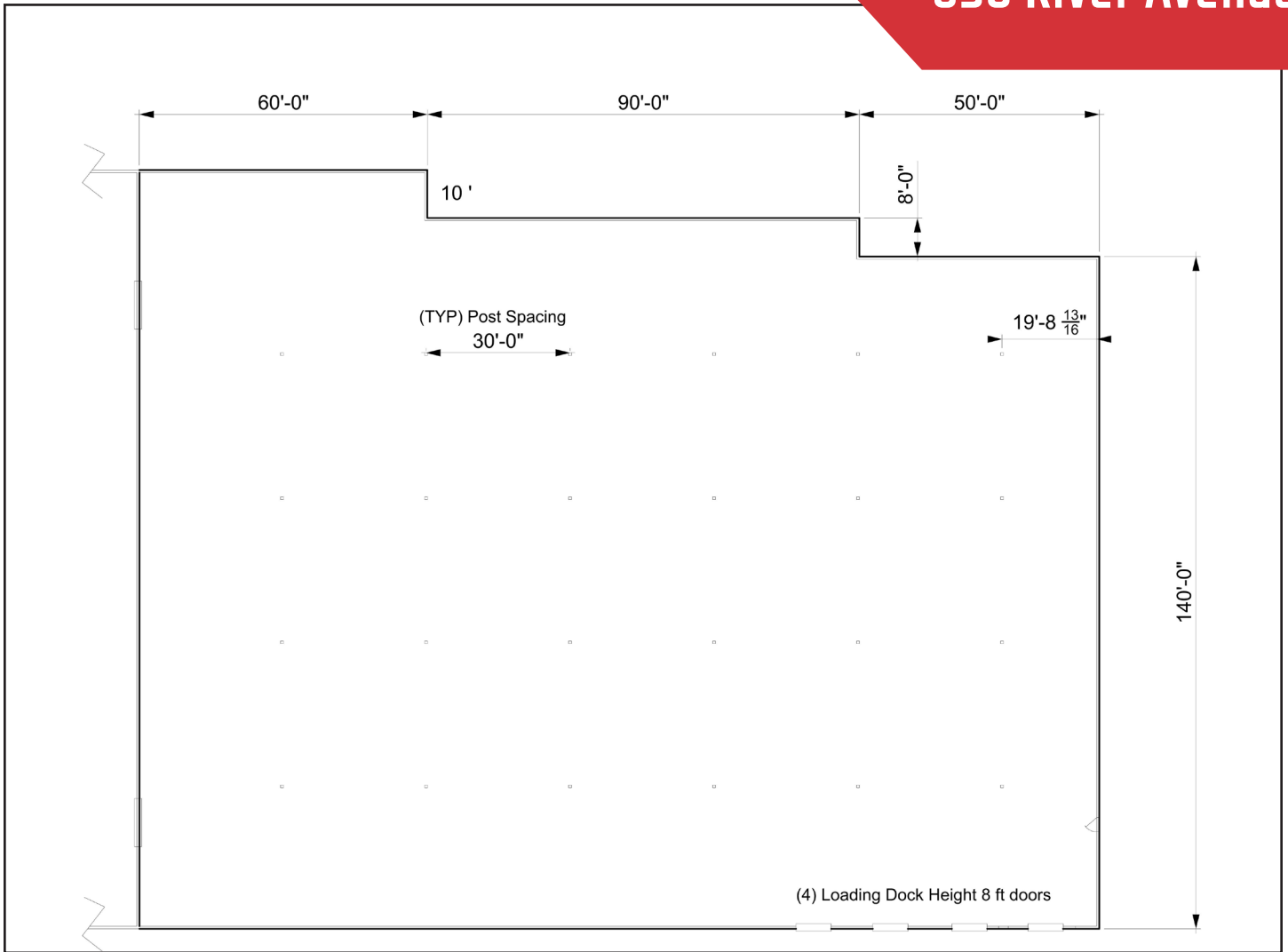


Property Overview

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|-----------------------|--|
| 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) |

FOR LEASE : \$6.50/SF NNN





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.