

# Lease

1050 Valley Brook Avenue, Lyndhurst, NJ

38,800± sq ft

will divide



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#### About Saddleback Real Estate Developers

Saddleback Real Estate Developers specializes in industrial properties throughout the state of New Jersey. As a prominent commercial real estate development firm, owners Salvatore Frassetto and Terry Frassetto collectively provide more than 80 years of expertise in the New Jersey marketplace. Saddleback owns and manages over 20 industrial properties and has developed more than 20 million square feet of real estate. Saddleback specializes in revitalizing and repositioning distressed properties while offering quick and streamlined closings.

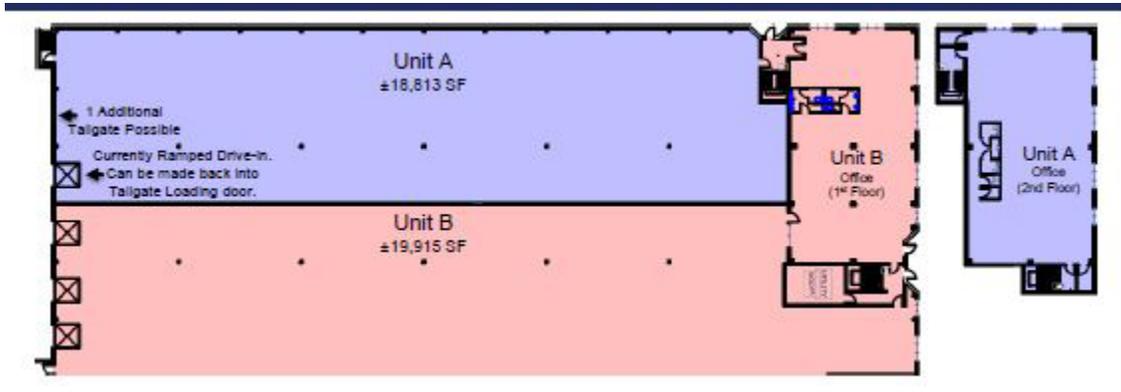
Saddleback takes pride in New Jersey and in projects both large and small and is currently looking for new properties of all types to add to their portfolio. Contact us to discuss commercial real estate.

Visit Saddleback Real Estate Developers at [www.SaddlebackNJ.com](http://www.SaddlebackNJ.com).



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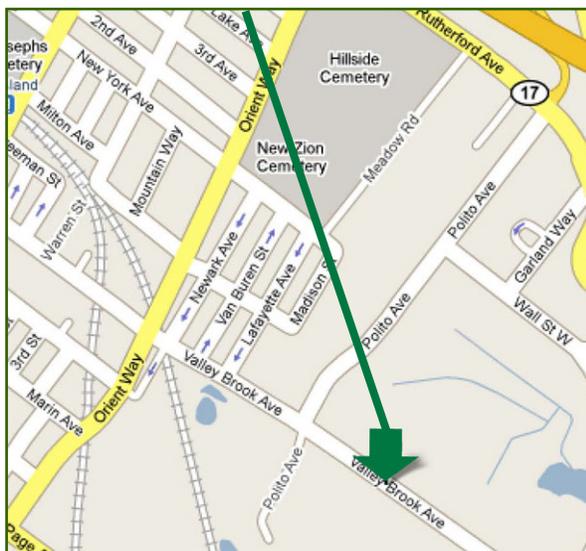
### Space Summary

Prime Meadowlands industrial units with flexible zoning, including warehouse/distribution, light manufacturing, assembly, and production. Building features high ceilings, ample parking and built to suit offices. Location is in very close proximity to the New Jersey Turnpike and Routes, 3, 17 & 46.

	Unit A	Unit B	Units A & B
<b>Total Available</b>	18,813 SF	19,915 SF	38,728 SF
<b>Warehouse</b>	14,710 SF	15,722 SF	30,432 SF
<b>Office</b>	4,103 SF (Mezzanine)	4,193 SF (1 <sup>st</sup> Floor)	8,296 SF
<b>Tailgate(s)</b>	None (expandable) SEE NOTE BELOW	3	3 (expandable) SEE NOTE BELOW
<b>Drive-In(s)</b>	1	None	1

**NOTE:** Unit A currently has a ramped Drive-In door that can be removed and converted back to a traditional Tailgate. Additionally, there is the ability to add another Tailgate, providing for a total of 2.

## 1050 VALLEY BROOK AVE



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