

25 E Union Avenue,
East Rutherford, New Jersey

LEASED BY:
 CUSHMAN &
WAKEFIELD



Kurv East Rutherford New Jersey



**IMMEDIATE
OCCUPANCY**

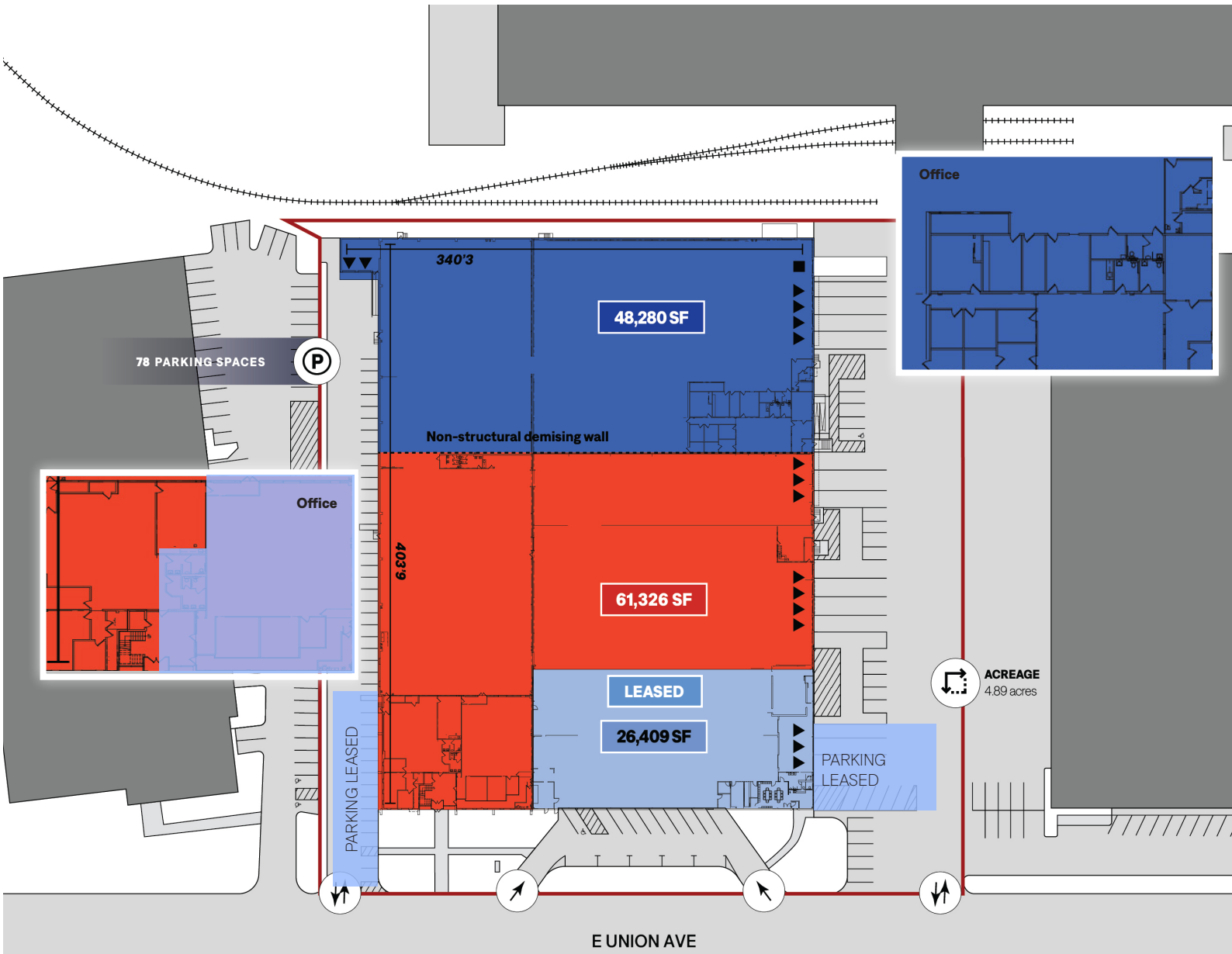
109,606
Available Space

48,280
Divisible to

18'
Clear Height

13
Loading Docks

KURVINDUSTRIAL.COM



Building Specs

ADDRESS

25 E Union Avenue, East Rutherford, NJ

EXTERIOR DOCKS

13

TOTAL AVAILABLE

109,606

DRIVE-IN DOORS

1

DIVISIBLE TO

48,280 SF

CLEAR HEIGHT

18'

UNIT 1 OFFICE

4,500 SF

SPRINKLERS

Wet

UNIT 2 OFFICE

7,400 SF

PARKING

Auto: 78

POWER

2,000 Amps
480 Volts

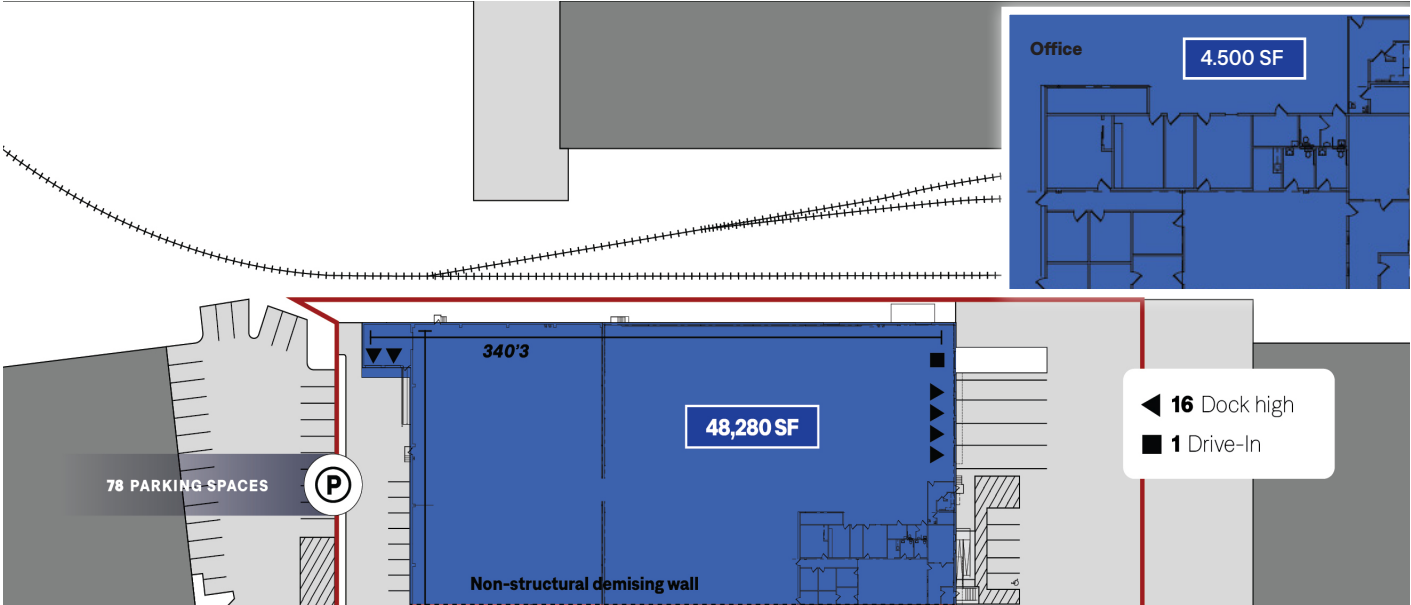
LIGHTING

LED

Unit Optionality

UNIT	WAREHOUSE SQ FT	OFFICE SQ FT	DOCK DOORS	CLEAR HEIGHT
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Unit 1	48,280	4,500	6	17'-18'
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Unit Optionality

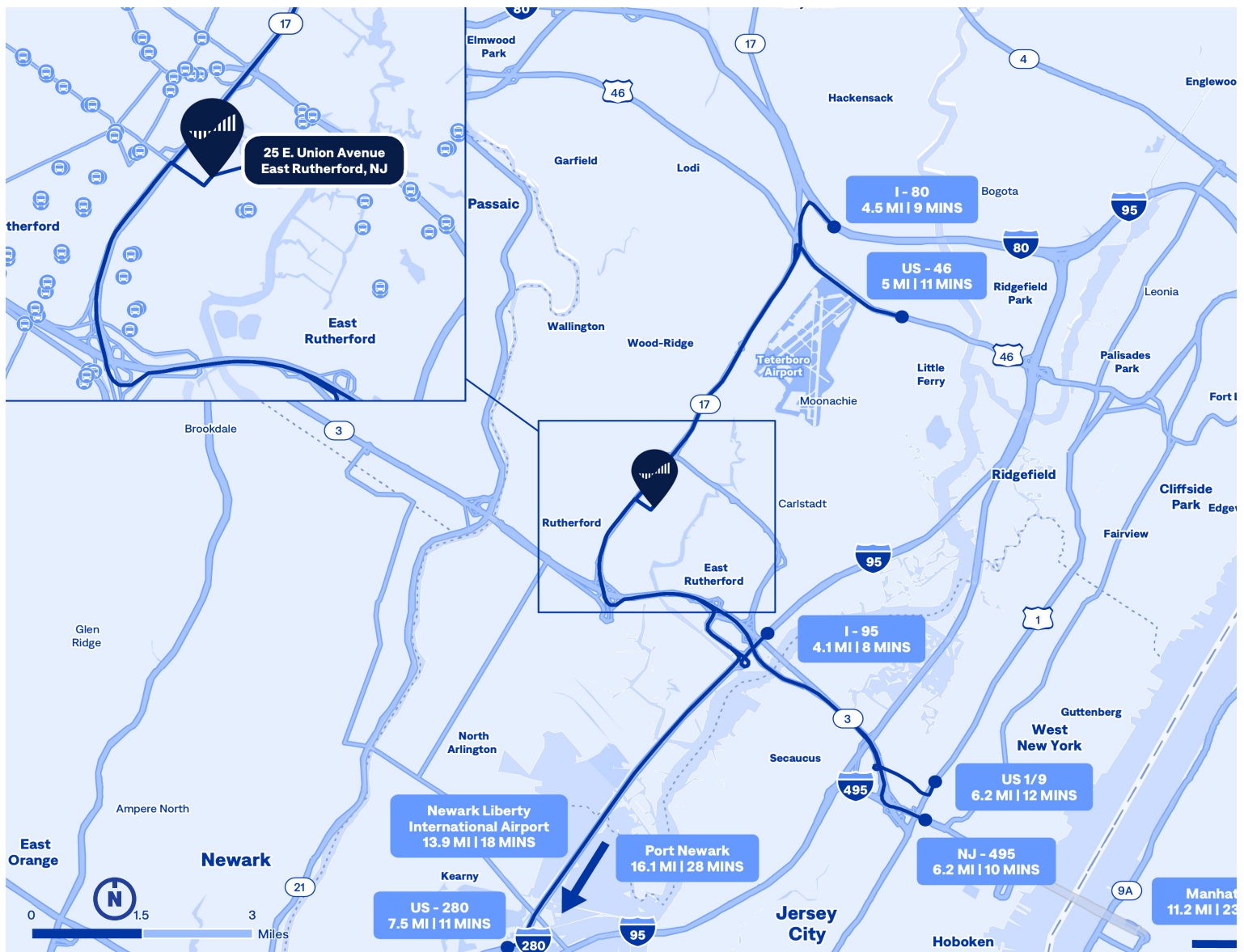
UNIT	WAREHOUSE SQ FT	OFFICE SQ FT	DOCK DOORS	CLEAR HEIGHT
Unit 2	61,326	7,400	7	17'-18'



Strategic Logistics Location

The Final Mile Location

- The growing need for a “last-mile” location continues to push demand in the Meadowlands among e-commerce, logistics, and last mile delivery companies.
- The market features momentary access to several NYC river crossings in less than 10 miles and Routes 3, 17, and I-80 within minutes.
- The area’s mass transit, and its access to dense labor markets make it one of New Jersey’s most desirable industrial locations



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

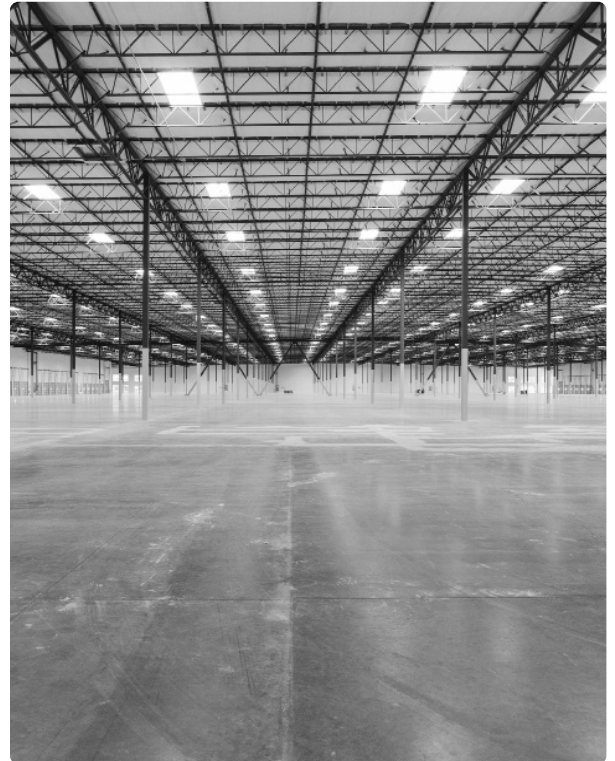
Acquired & Developed
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.



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