

22-11 STATE ROUTE 208, FAIR LAWN, NEW JERSEY

 DATA CENTER BY RIGHT | 240MW OF POWER

GATEWAY NORTH 208

±644,075 SF CLASS A NEW CONSTRUCTION FOR LEASE

GATEWAYNORTH208.COM



GREEK
REAL ESTATE PARTNERS

CP CLARION
PARTNERS

CBRE

SPECIFICATIONS

SQUARE FOOTAGE	±644,075 SF	DOCK DOORS	100
BUILDING DIMENSIONS	1,176' X 550'	DRIVE-IN DOORS	4 (14' X 14')
SPEC OFFICE	±3,720 SF	CAR PARKING	260
CEILING HEIGHT	40'	TRAILER PARKING	100
COLUMN SPACING	50' X 56'	SPRINKLERS	ESFR
SPEED BAY SIZE	70' X 56'	POWER	4,000 AMPS, 3-PHASE, 277/480V



NEARBY AMENITIES



GATEWAY NORTH 208

22-11 STATE ROUTE 208, FAIR LAWN, NJ

GATEWAYNORTH208.COM

CBRE

SITE PLAN








GATEWAY NORTH 208

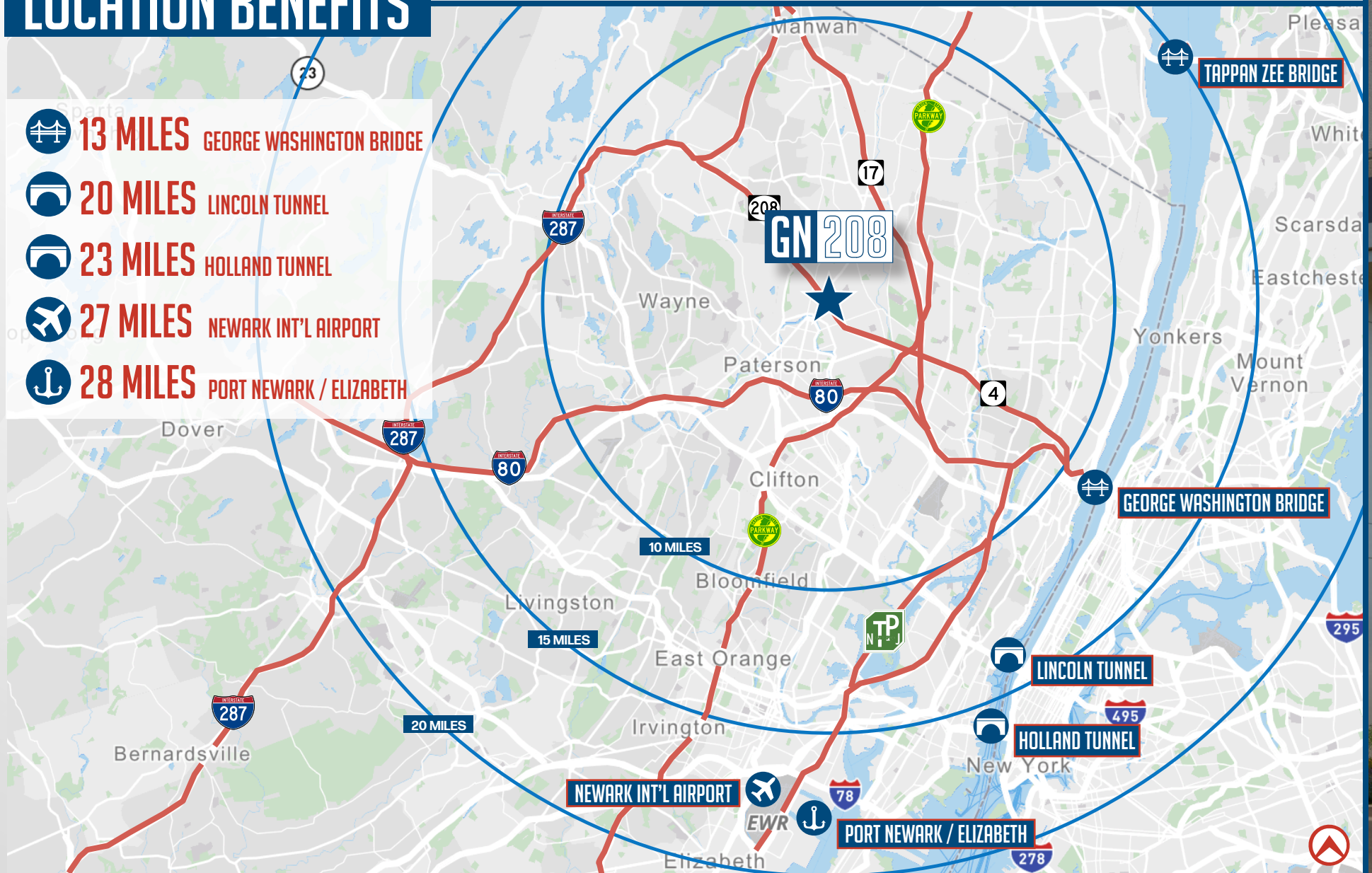
22-11 STATE ROUTE 208, FAIR LAWN, NJ

GATEWAYNORTH208.COM

CBRE

LOCATION BENEFITS

-  **13 MILES** GEORGE WASHINGTON BRIDGE
-  **20 MILES** LINCOLN TUNNEL
-  **23 MILES** HOLLAND TUNNEL
-  **27 MILES** NEWARK INT'L AIRPORT
-  **28 MILES** PORT NEWARK / ELIZABETH



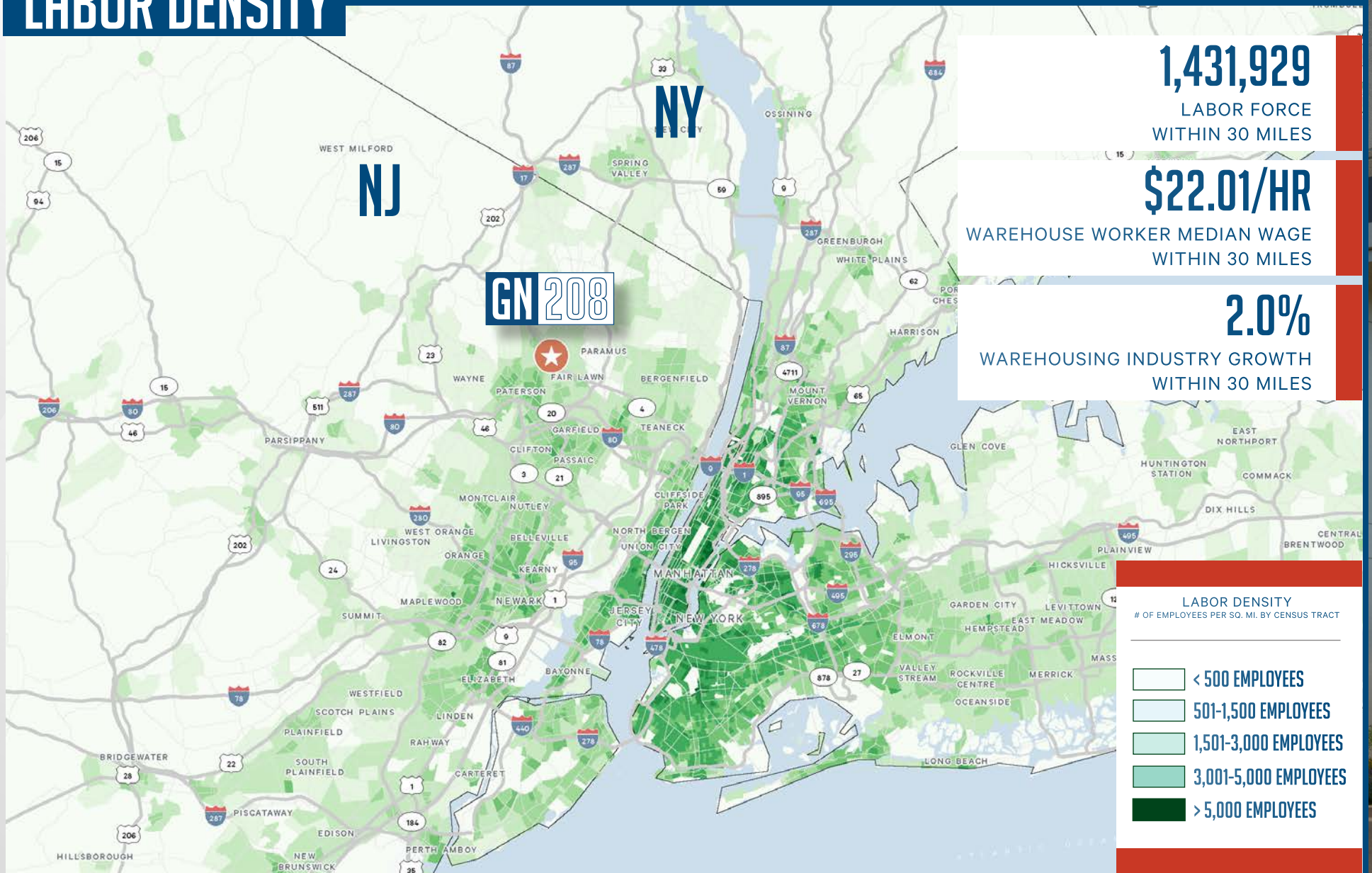
GATEWAY NORTH 208

22-11 STATE ROUTE 208, FAIR LAWN, NJ

GATEWAYNORTH208.COM

CBRE

LABOR DENSITY



GATEWAY NORTH 208

22-11 STATE ROUTE 208, FAIR LAWN, NJ

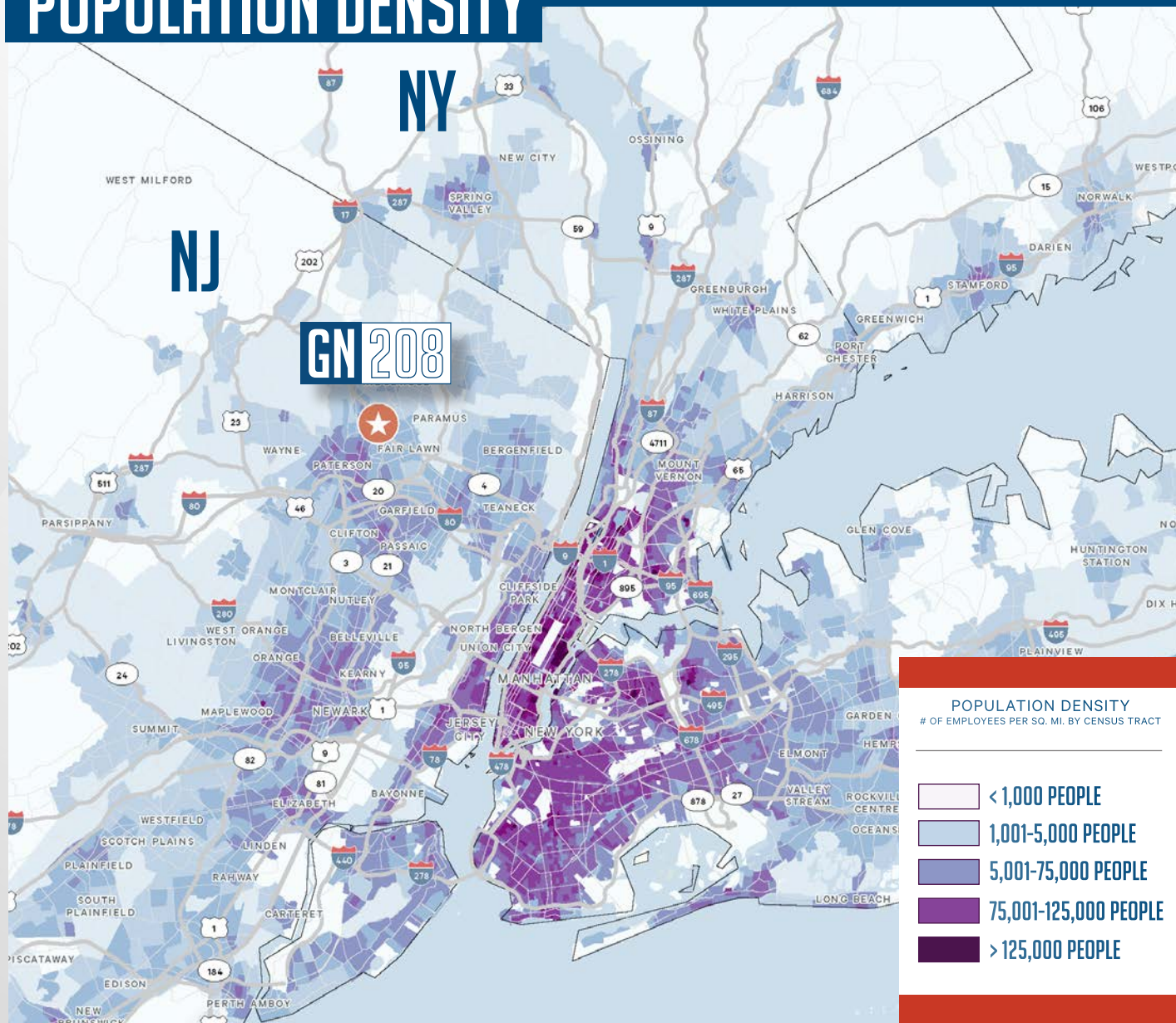
GATEWAYNORTH208.COM

DOWNLOAD FULL
LABOR REPORT



CBRE

POPULATION DENSITY



14,951,971

2024 POPULATION
WITHIN 30 MILES

1,447,385

GENERATION ALPHA
BORN 2017 OR LATER

3,337,559

GENERATION Z
BORN 1999-2016

4,022,531

MILLENNIALS
BORN 1981-1998

2,915,520

GENERATION X
BORN 1965-1980

2,618,185

BABY BOOMERS
BORN 1946-1964

610,792

GREATEST GENERATIONS
BORN 1945-EARLIER

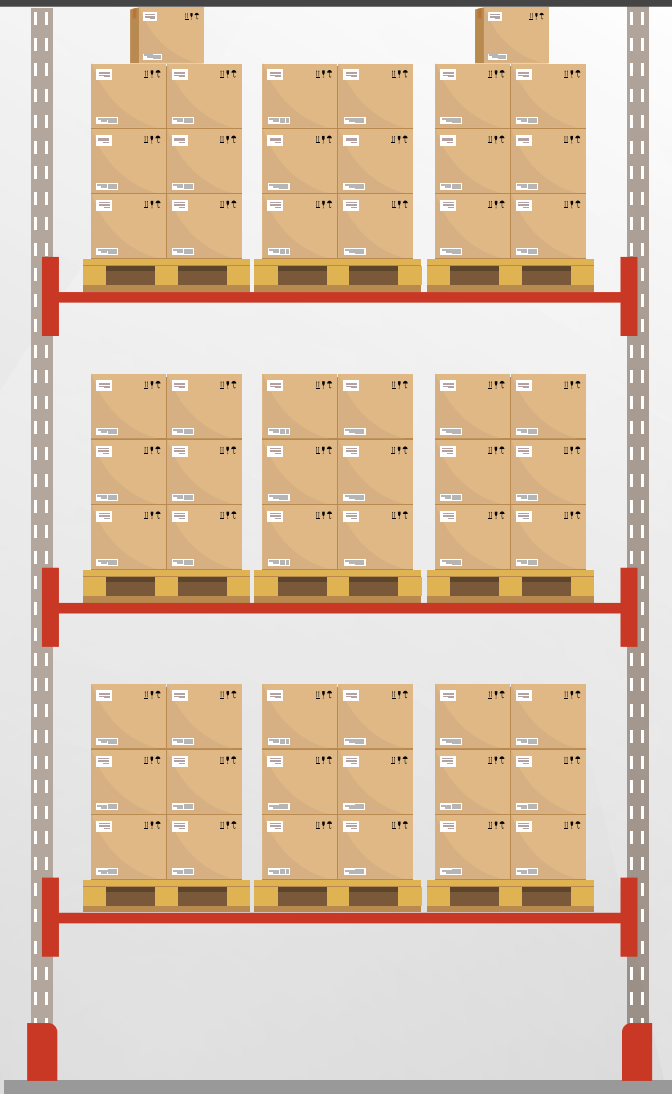
GATEWAY NORTH 208

22-11 STATE ROUTE 208, FAIR LAWN, NJ

GATEWAYNORTH208.COM

CBRE

CUBIC ADVANTAGE



40'
25,763,000
CUBIC FEET

36'
23,186,700
CUBIC FEET

30'
19,322,250
CUBIC FEET

24'
15,457,800
CUBIC FEET

18'
11,593,350
CUBIC FEET

11% MORE
PRODUCT STORAGE

20% MORE
PRODUCT STORAGE

25% MORE
PRODUCT STORAGE

33% MORE
PRODUCT STORAGE



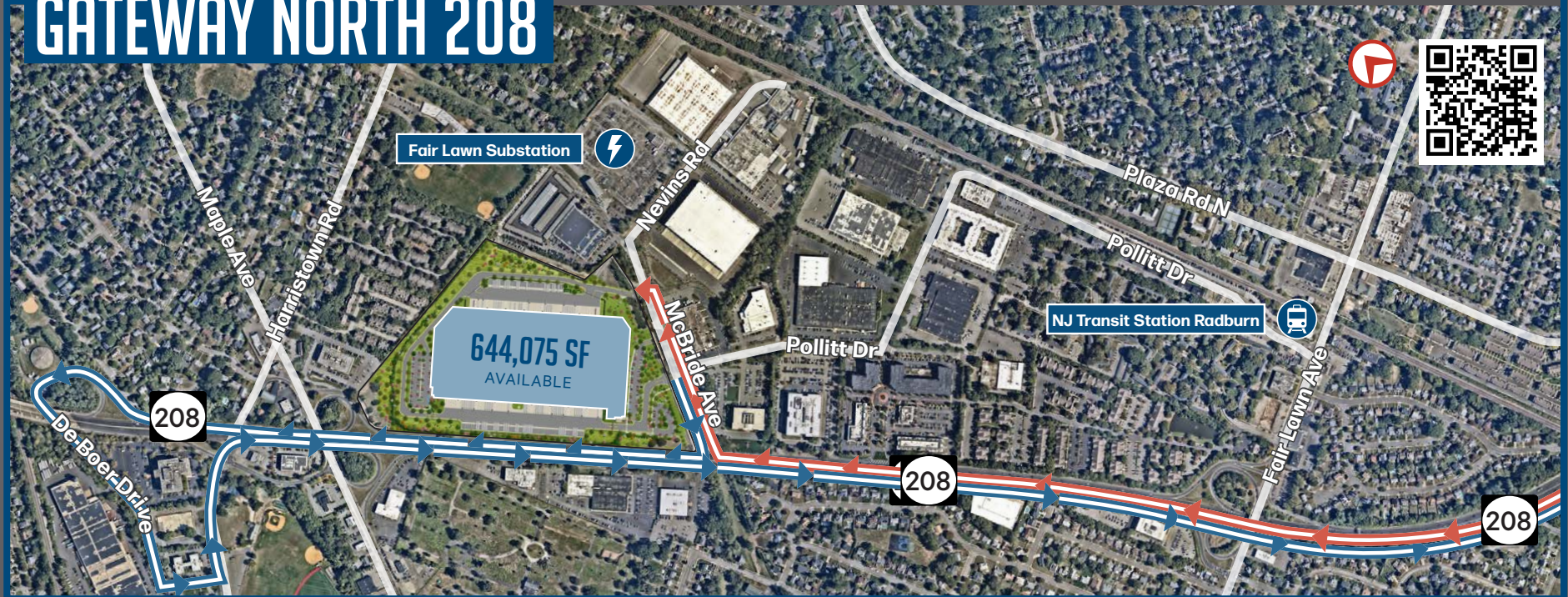
GATEWAY NORTH 208

22-11 STATE ROUTE 208, FAIR LAWN, NJ

GATEWAYNORTH208.COM

CBRE

GATEWAY NORTH 208



GATEWAYNORTH208.COM

THOMAS F. MONAHAN

Vice Chairman

O +1 201 712 5610

C +1 973 568 6614

thomas.monahan@cbre.com

LARRY SCHIFFENHAUS

Executive Vice President

O +1 201 712 5809

C +1 201 532 5092

larry.schiffenhaus@cbre.com

BRIAN GOLDEN

Executive Vice President

O +1 201 712 5607

C +1 732 284 8451

brian.golden@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

