

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

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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



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SITE PLAN



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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



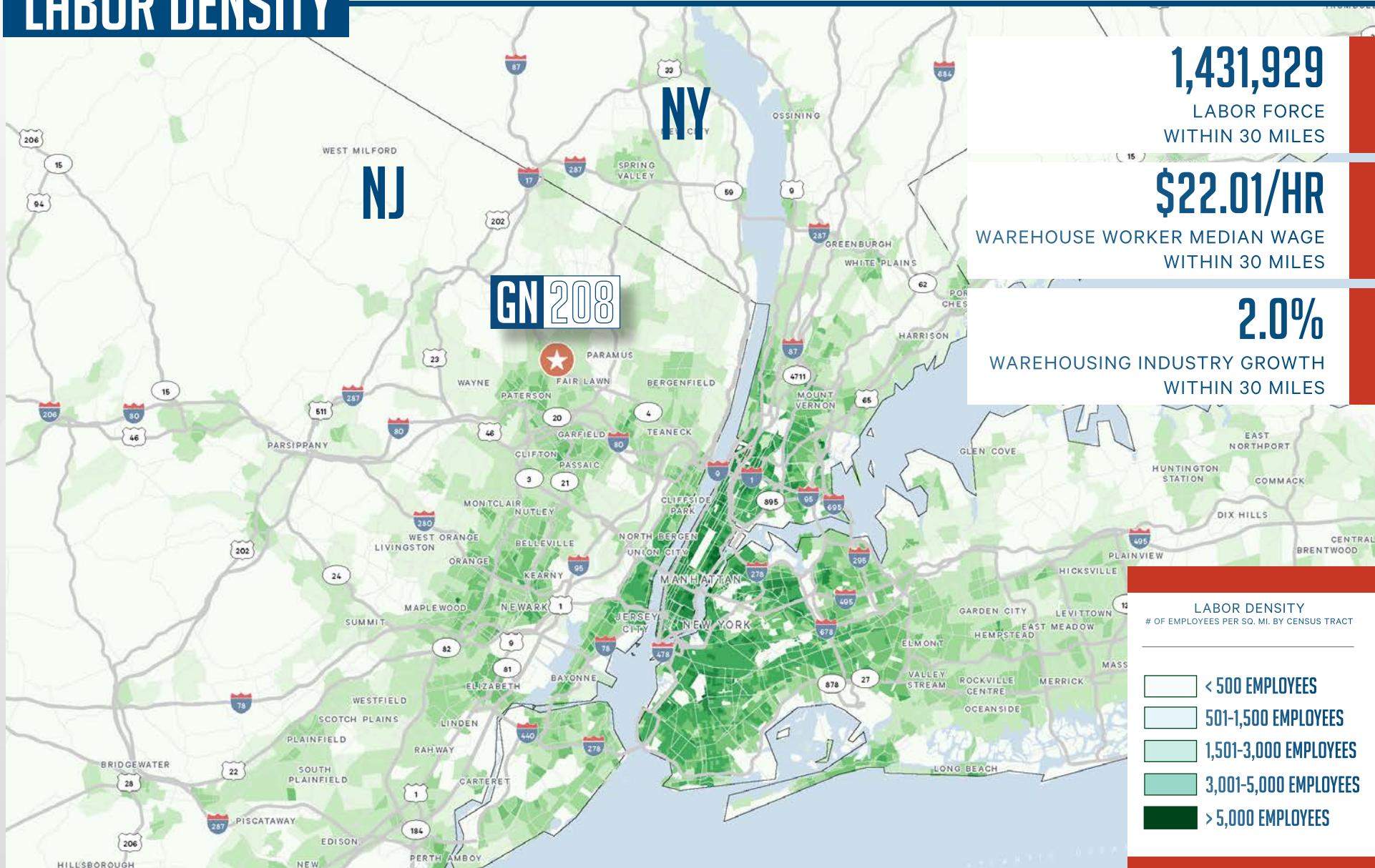
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LABOR DENSITY



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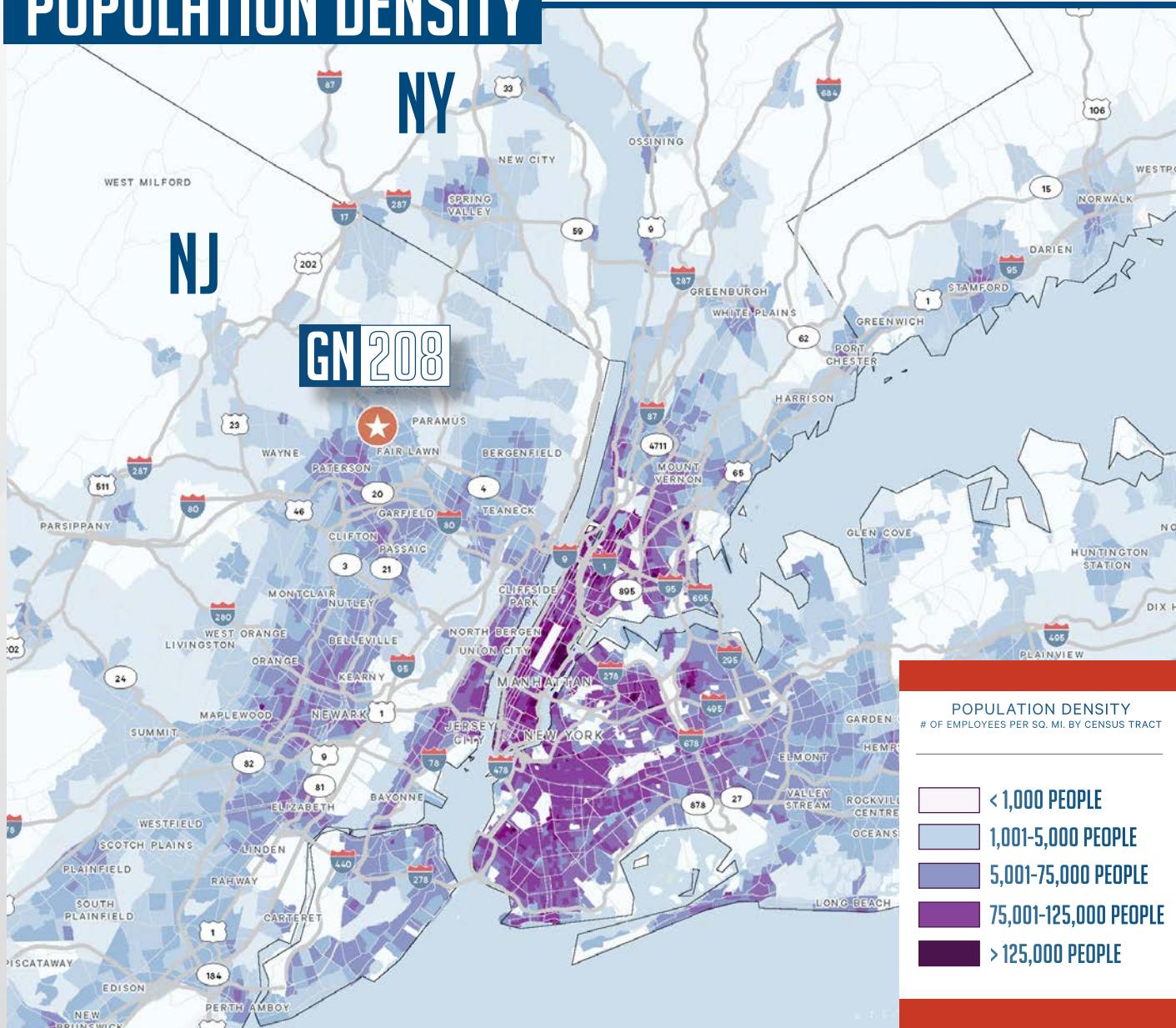
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DOWNLOAD FULL
LABOR REPORT



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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

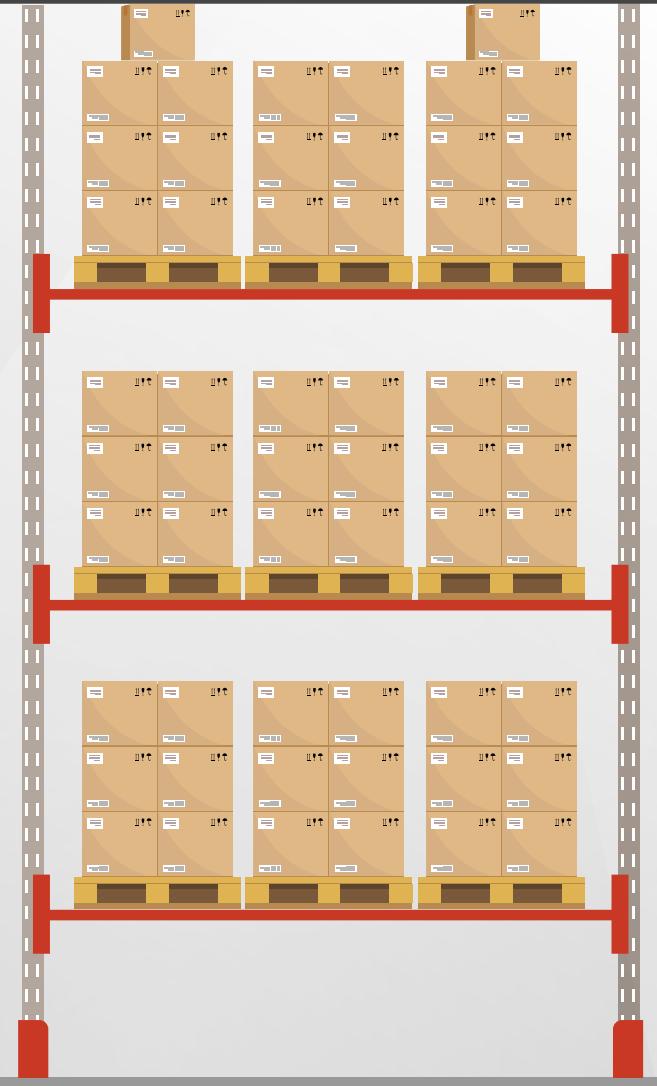
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CUBIC ADVANTAGE



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**

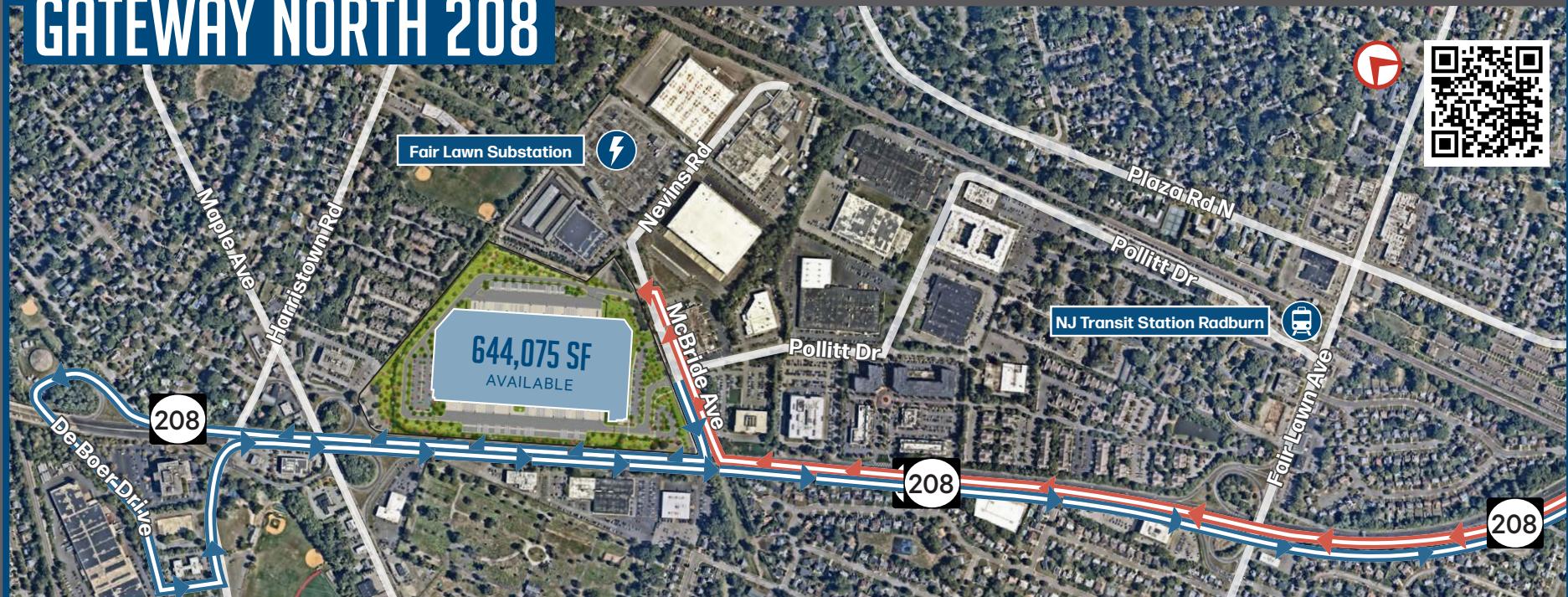
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