

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

 DATA CENTER BY RIGHT | 240MW OF POWER

# GATEWAY NORTH 208

**±645,775 SF CLASS A NEW CONSTRUCTION FOR LEASE**

[GATEWAYNORTH208.COM](http://GATEWAYNORTH208.COM)



**GREEK**  
REAL ESTATE PARTNERS

**CP** CLARION  
PARTNERS

**CBRE**

# SPECIFICATIONS

SQUARE FOOTAGE	±645,775 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](http://GATEWAYNORTH208.COM)

**CBRE**

# SITE PLAN



## GATEWAY NORTH 208

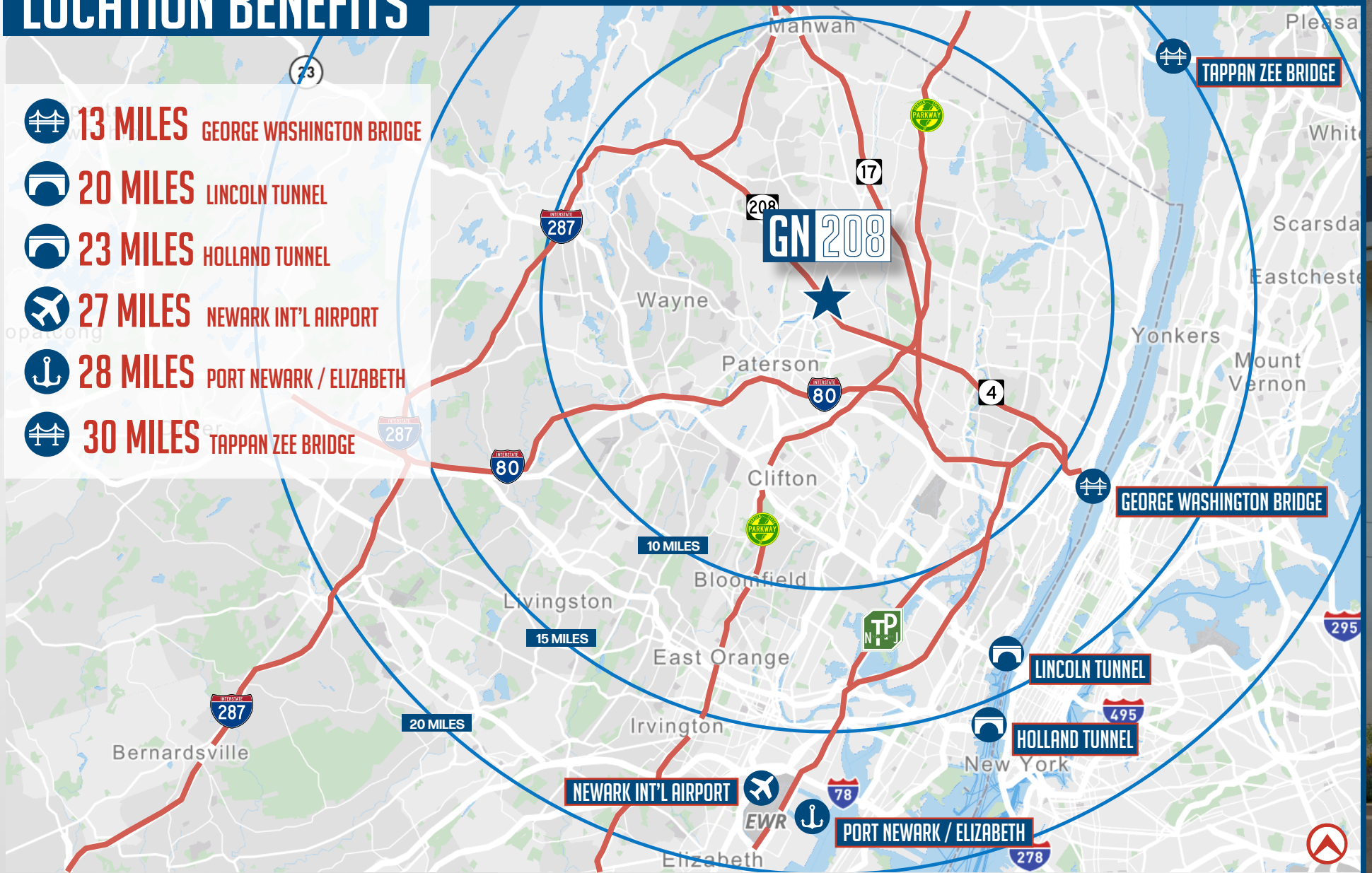
22-11 STATE ROUTE 208, FAIR LAWN, NJ

[GATEWAYNORTH208.COM](http://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
-  **30 MILES** TAPPAN ZEE BRIDGE



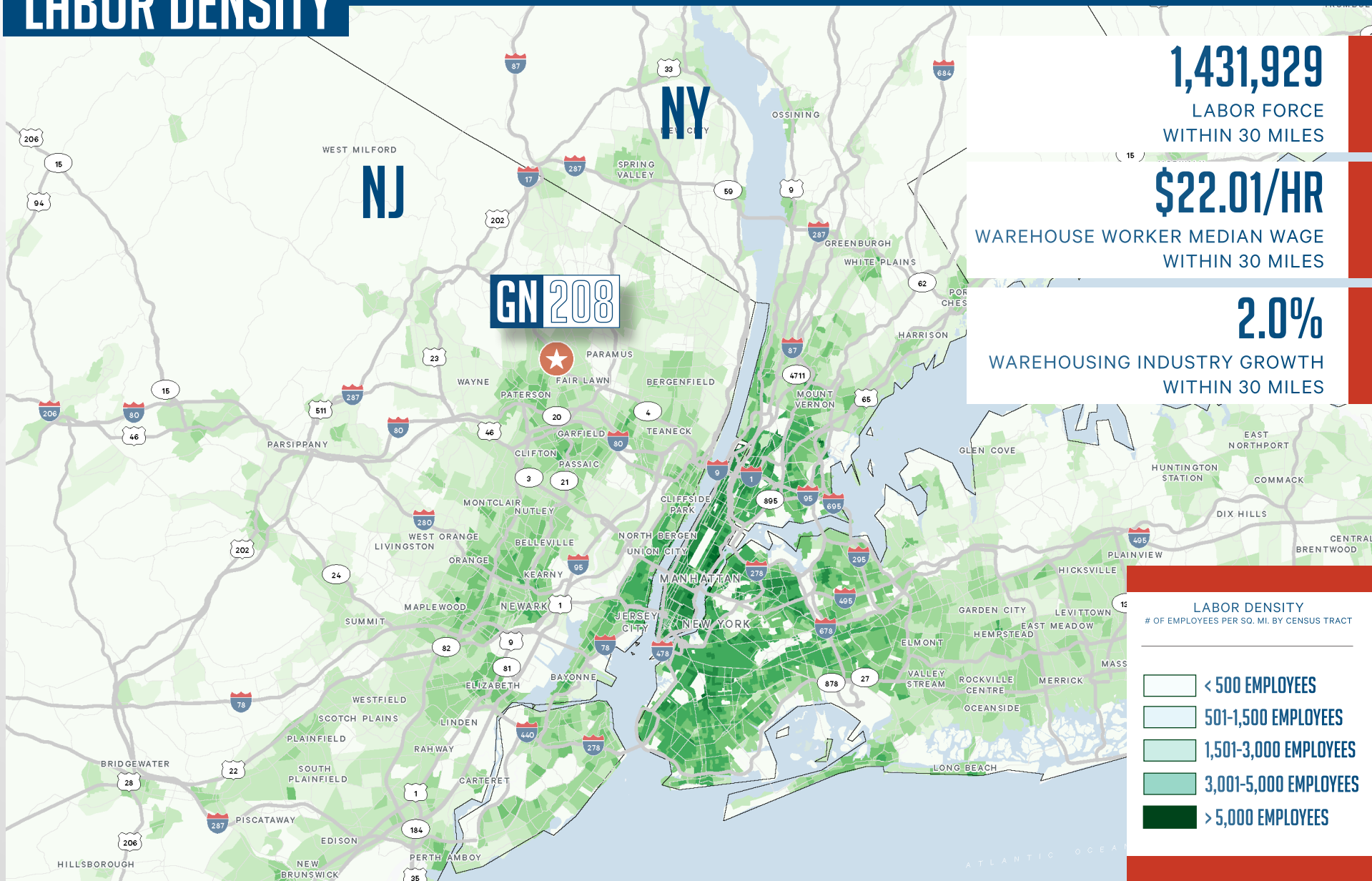
## GATEWAY NORTH 208

22-11 STATE ROUTE 208, FAIR LAWN, NJ

[GATEWAYNORTH208.COM](http://GATEWAYNORTH208.COM)

**CBRE**

# LABOR DENSITY



**1,431,929**

LABOR FORCE  
WITHIN 30 MILES

**\$22.01/HR**

WAREHOUSE WORKER MEDIAN WAGE  
WITHIN 30 MILES

**2.0%**

WAREHOUSING INDUSTRY GROWTH  
WITHIN 30 MILES

## LABOR DENSITY

# OF EMPLOYEES PER SQ. MI. BY CENSUS TRACT

- < 500 EMPLOYEES
- 501-1,500 EMPLOYEES
- 1,501-3,000 EMPLOYEES
- 3,001-5,000 EMPLOYEES
- > 5,000 EMPLOYEES

# GATEWAY NORTH 208

22-11 STATE ROUTE 208, FAIR LAWN, NJ

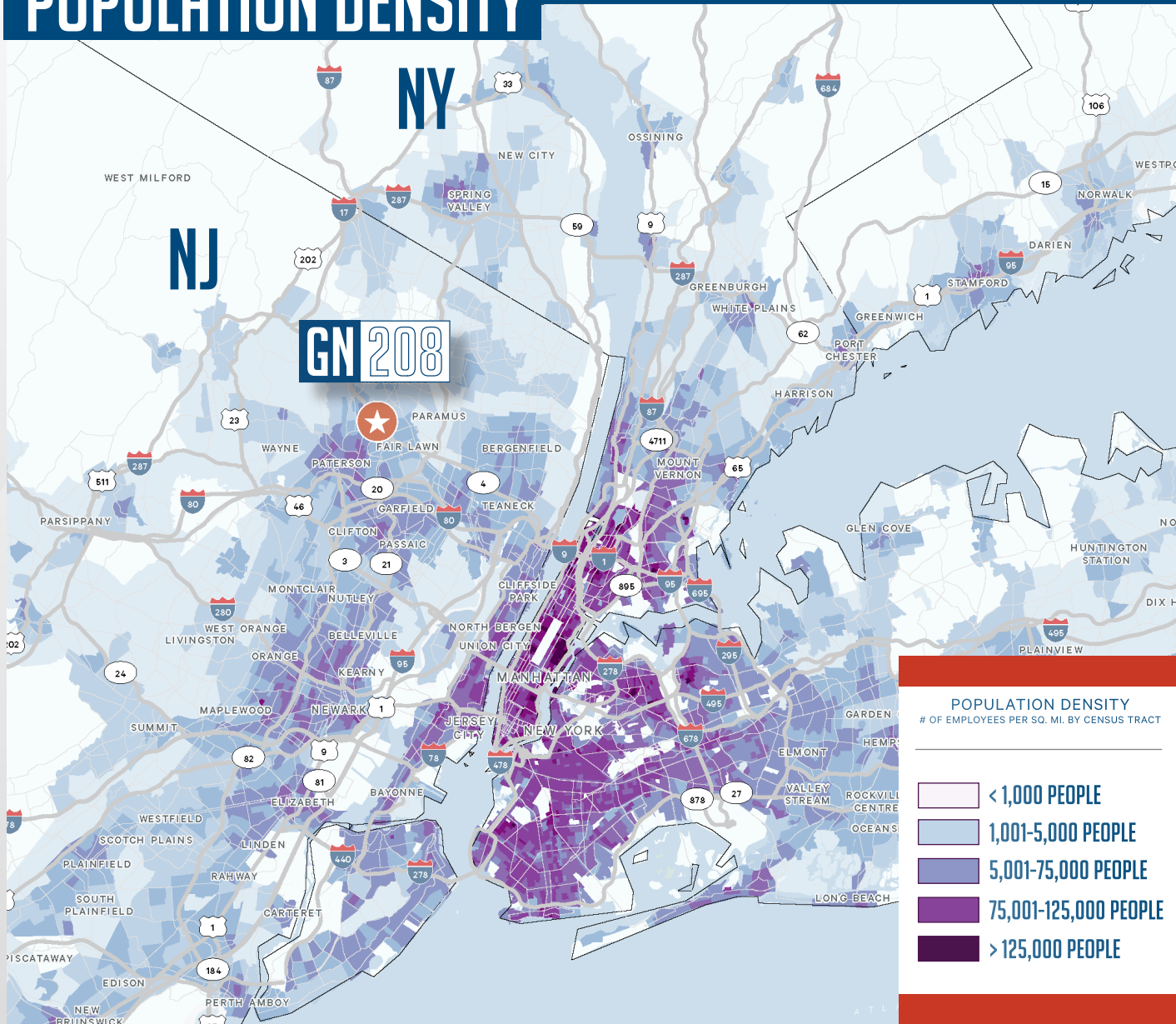
[GATEWAYNORTH208.COM](http://GATEWAYNORTH208.COM)

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

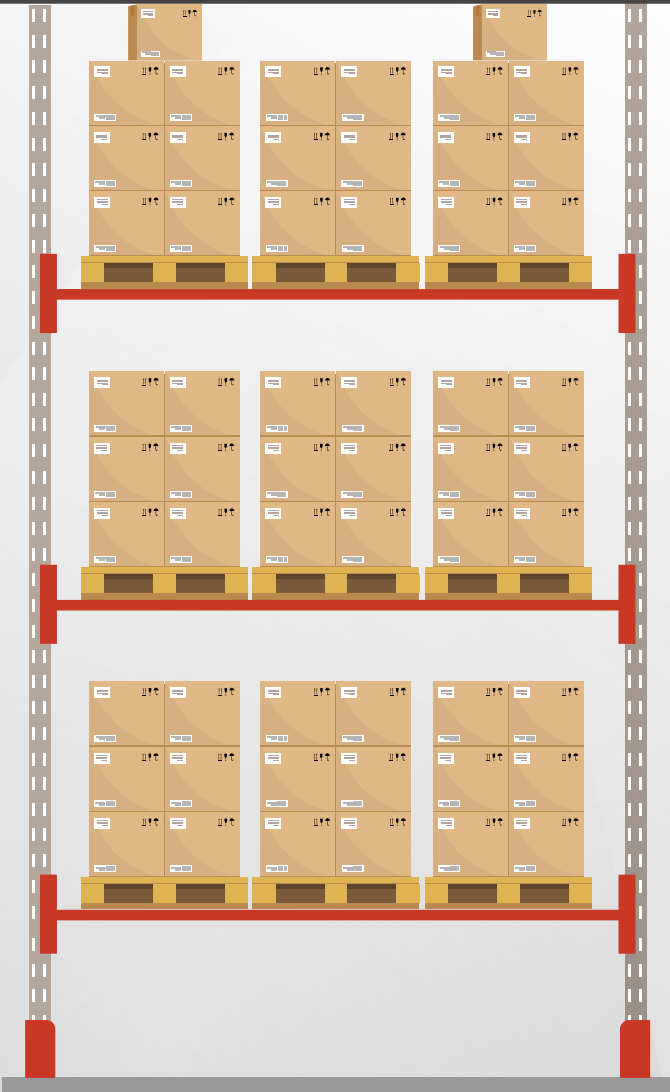
# GATEWAY NORTH 208

22-11 STATE ROUTE 208, FAIR LAWN, NJ

[GATEWAYNORTH208.COM](http://GATEWAYNORTH208.COM)

**CBRE**

# CUBIC ADVANTAGE



**40'**  
25,831,000  
CUBIC FEET

**36'**  
23,247,900  
CUBIC FEET

**30'**  
19,373,250  
CUBIC FEET

**24'**  
15,498,600  
CUBIC FEET

**18'**  
11,623,950  
CUBIC FEET

**11% MORE**  
PRODUCT STORAGE

**20% MORE**  
PRODUCT STORAGE

**25% MORE**  
PRODUCT STORAGE

**33% MORE**  
PRODUCT STORAGE



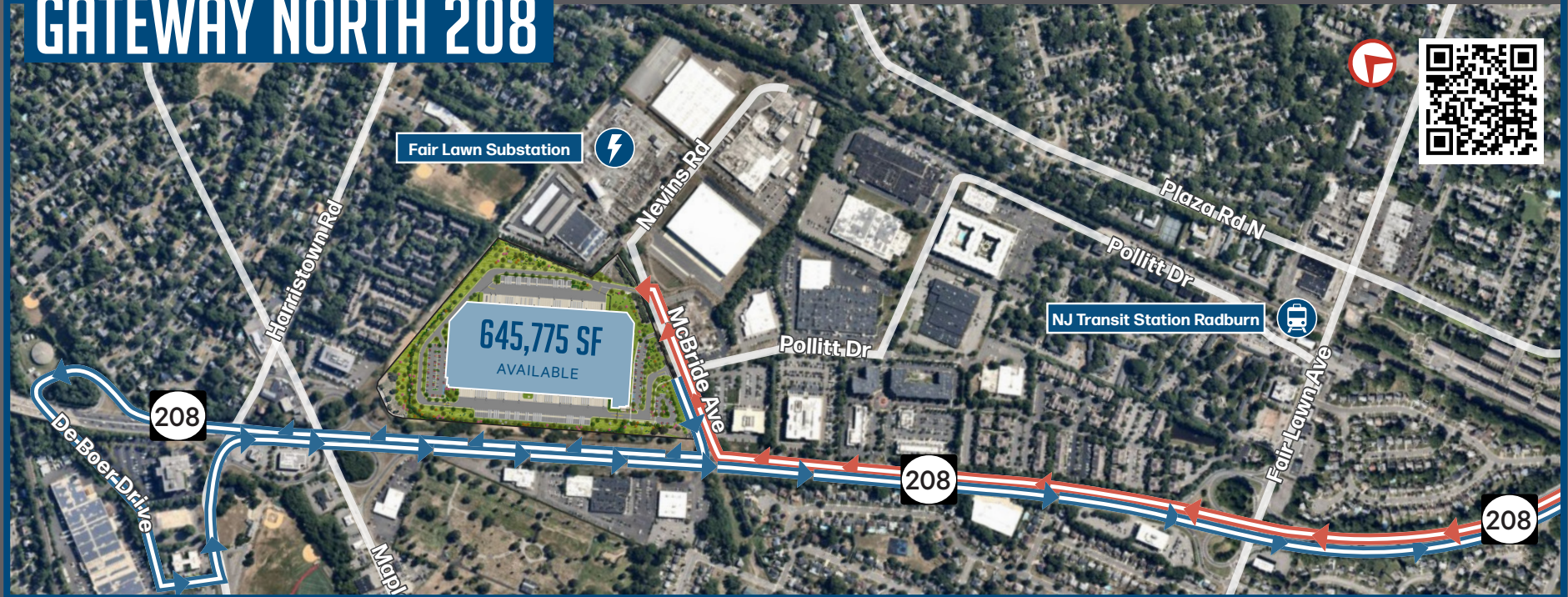
## GATEWAY NORTH 208

22-11 STATE ROUTE 208, FAIR LAWN, NJ

[GATEWAYNORTH208.COM](http://GATEWAYNORTH208.COM)

**CBRE**

# GATEWAY NORTH 208



[GATEWAYNORTH208.COM](http://GATEWAYNORTH208.COM)

## THOMAS F. MONAHAN

Vice Chairman

O +1 201 712 5610

C +1 973 568 6614

[thomas.monahan@cbre.com](mailto:thomas.monahan@cbre.com)

## LARRY SCHIFFENHAUS

Vice Chairman

O +1 201 712 5809

C +1 201 532 5092

[larry.schiffenhaus@cbre.com](mailto:larry.schiffenhaus@cbre.com)

## BRIAN GOLDEN

Executive Vice President

O +1 201 712 5607

C +1 732 284 8451

[brian.golden@cbre.com](mailto:brian.golden@cbre.com)

© 2026 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.

