

475

SOUTH DEAN STREET
ENGLEWOOD, NJ

Immediate access to **Route 4**.
Close proximity to **I-95 & I-80**.



43,540 SF

Q4 2023 / Q1 2024 DELIVERY



WWW.475SOUTHDEANSTREET.COM



SESSION
REAL ESTATE

CBRE

475

**SOUTH DEAN STREET
ENGLEWOOD, NJ**

TOTAL BUILDING SIZE	43,540 sq. ft.	DOCK DOORS	4
OFFICE SIZE	To suit	CAR PARKING	41
SITE AREA	1.71 Acres	ROOF YEAR INSTALLED	2014 (20 year warranty)
YEAR BUILT	1955 / 1963 / 1995	FIRE PROTECTION	Wet Sprinkler
CLEAR HEIGHT	13'-15'	INTERIOR LIGHTING	LED
COLUMN SPACING	30'5" x 20'	POWER	3-phase, 1,400 amp



43,540 SF
TOTAL BUILDING SIZE

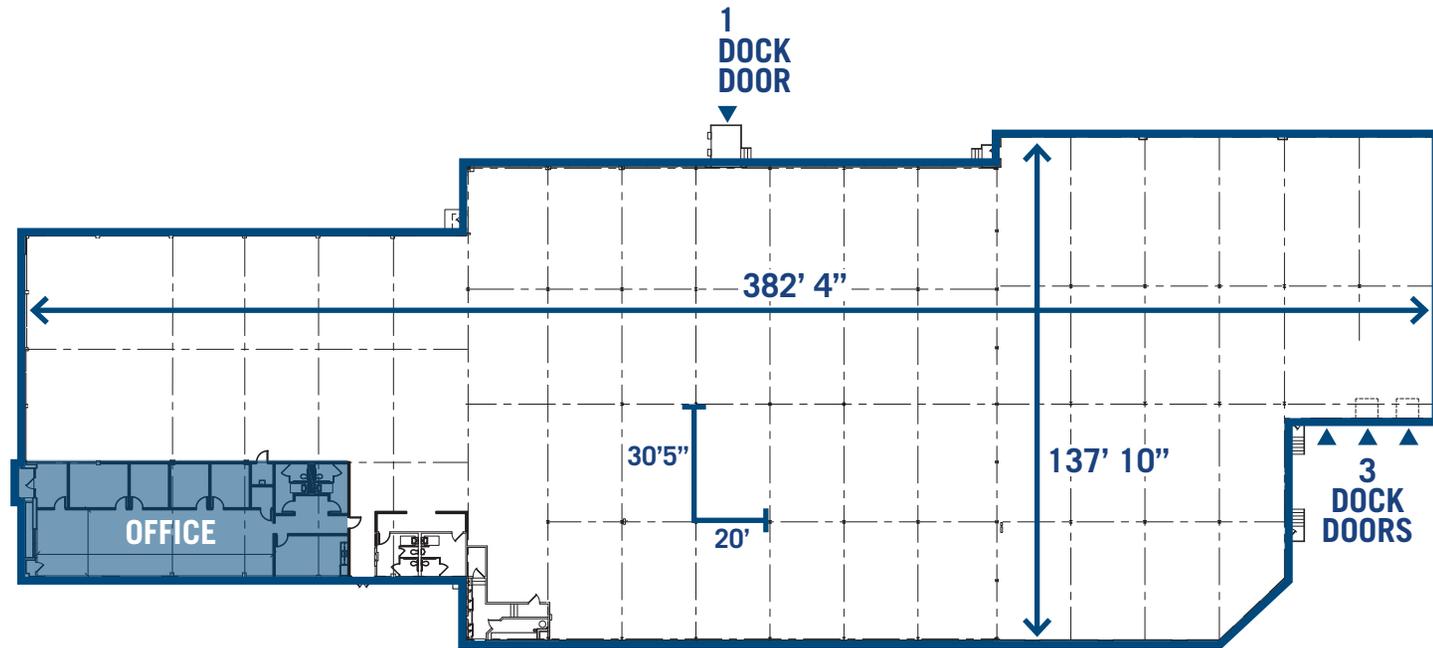


TO SUIT
OFFICE



1.71
ACRES

CONCEPT PLAN A



Design concepts are subject to change based on Tenant Criteria

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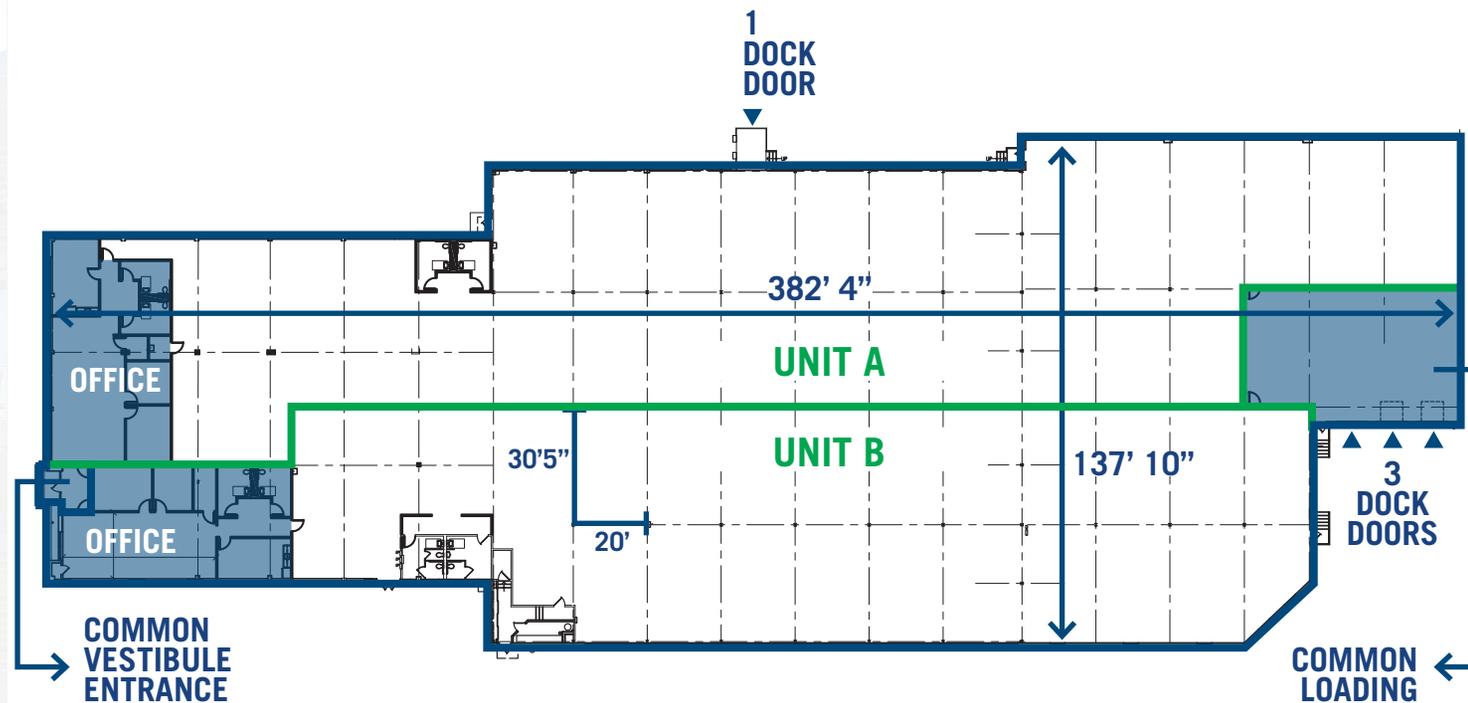
UNIT A

TOTAL SF: 23,495 SF
OFFICE SF: 1,950 SF
LOADING: 4 (3 SHARED)

UNIT B

TOTAL SF: 20,045 SF
OFFICE SF: 1,900 SF
LOADING: 3 (SHARED)

CONCEPT PLAN B | 2 TENANT SCENARIO

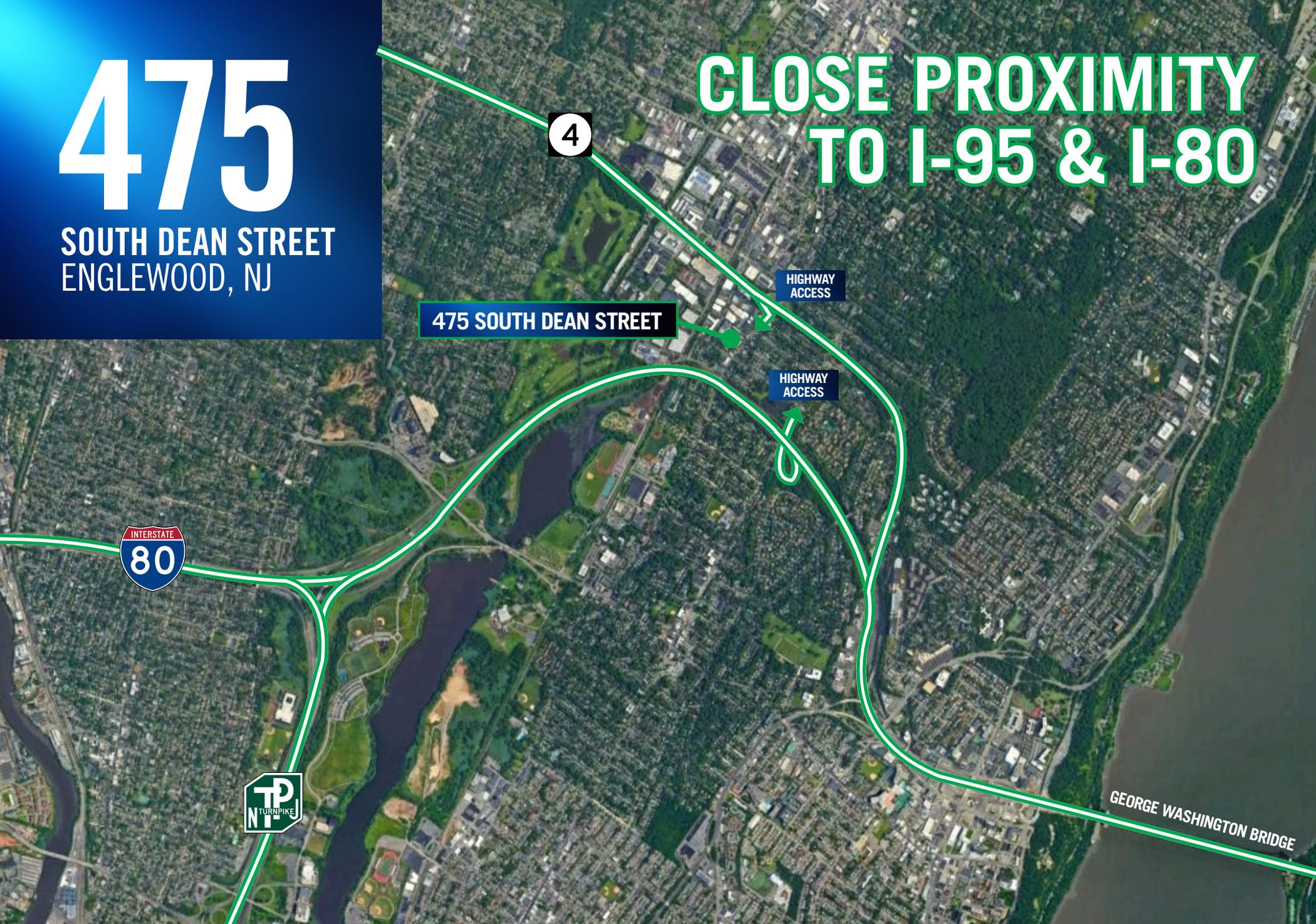


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SOUTH DEAN STREET
ENGLEWOOD, NJ

CLOSE PROXIMITY TO I-95 & I-80



475 SOUTH DEAN STREET

HIGHWAY
ACCESS

HIGHWAY
ACCESS

INTERSTATE
80



GEORGE WASHINGTON BRIDGE

ROUTE 4	3 min / 0.7 miles
INTERSTATE-95	4 min / 1.6 miles
INTERSTATE-80	5 min / 2.8 miles
GEORGE WASHINGTON BRIDGE	8 min / 3.2 miles
TETERBORO AIRPORT	12 min / 6.3 miles
MANHATTAN	20 min / 6.7 miles
NEWARK LIBERTY INT'L AIRPORT	23 min / 19 miles



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