

WillowTree

MIXED USE: CO-LOCATION, OFFICE, DATA CENTER, DATA PROCESSING



**400 WillowTree Road
Leonia, New Jersey 07605
(856) 662-6050**

Building features include:

67,800 square feet
Cafeteria
Loading Dock
Processing Space
Data Center

Locker room with 2 showers
Gated property
Key card access
Construction: Class A Building
Property: Class B Building

400 WillowTree is a 67,800 square foot mixed use property located on 3.51 acres in Leonia, New Jersey in Bergen County.

Perfectly situated for co-location, data center, and data processing.

Good quality office building with steel frame and a three-ply built-up roof cover over rigid insulation. HVAC system consists of four roof top package units and supplemental heat coils in a VAV systems, all units are less than ten years old. 20 Liebert units. Electrical is single-feed 75 kVA service. 277/480 volt, 3 phase, 4 wire service.

Convenient location in Northeast New Jersey provides excellent access from I-80 and I-95. Short commute from Manhattan, Bronx, and CT.

