

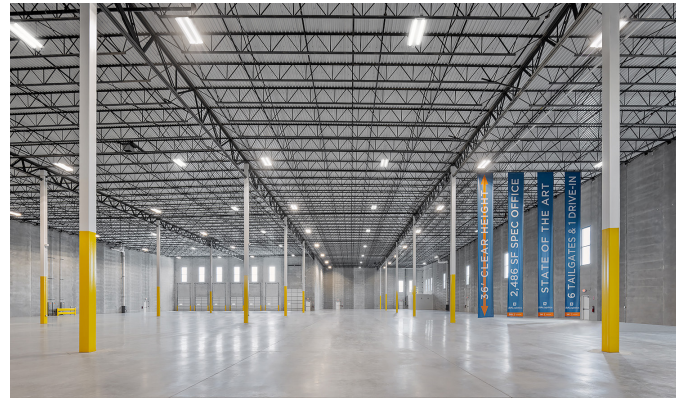


FOR LEASE

100 ANDERSON AVENUE

MOONACHIE, NJ 07074

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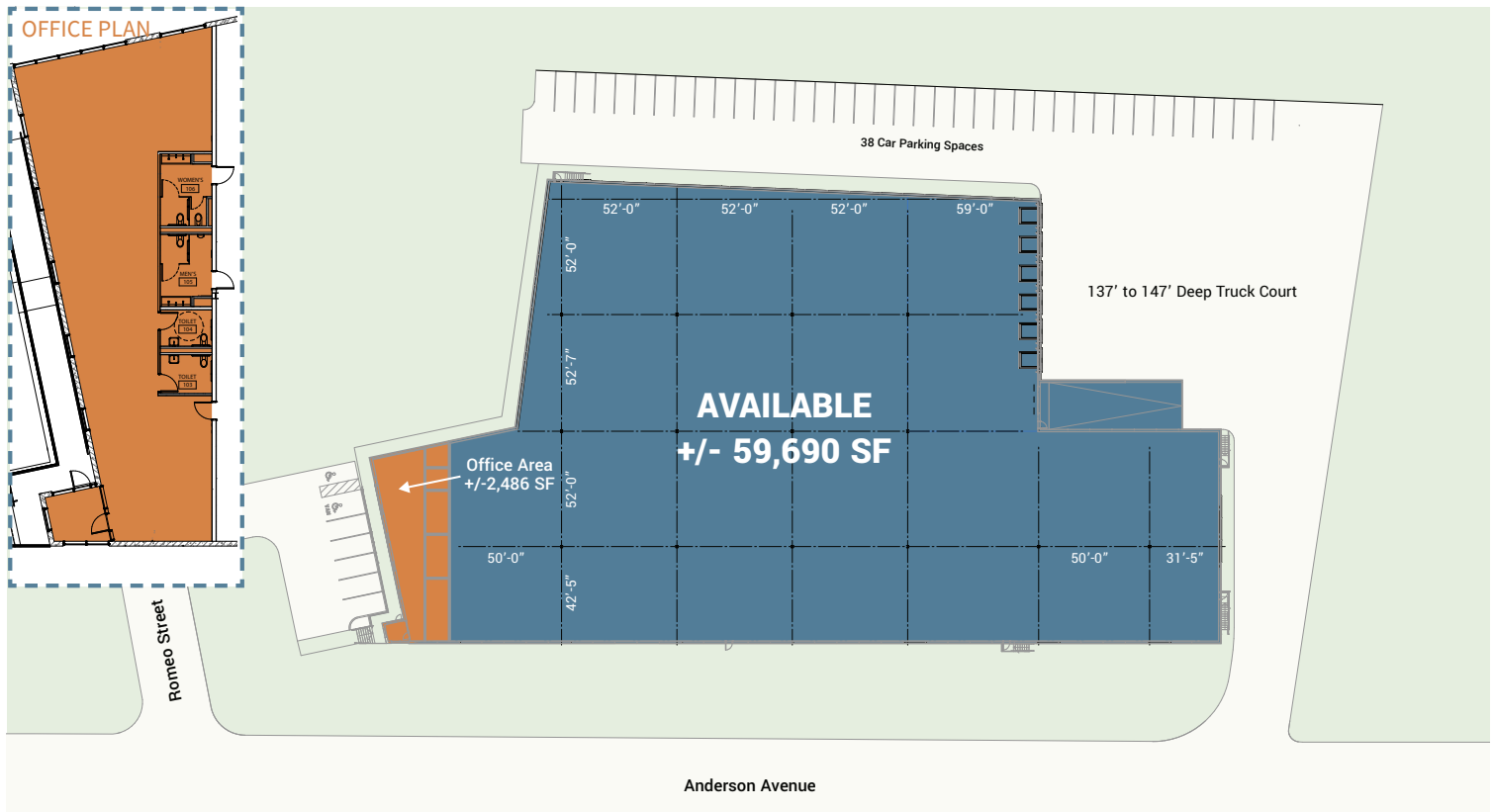


SPECIFICATIONS:

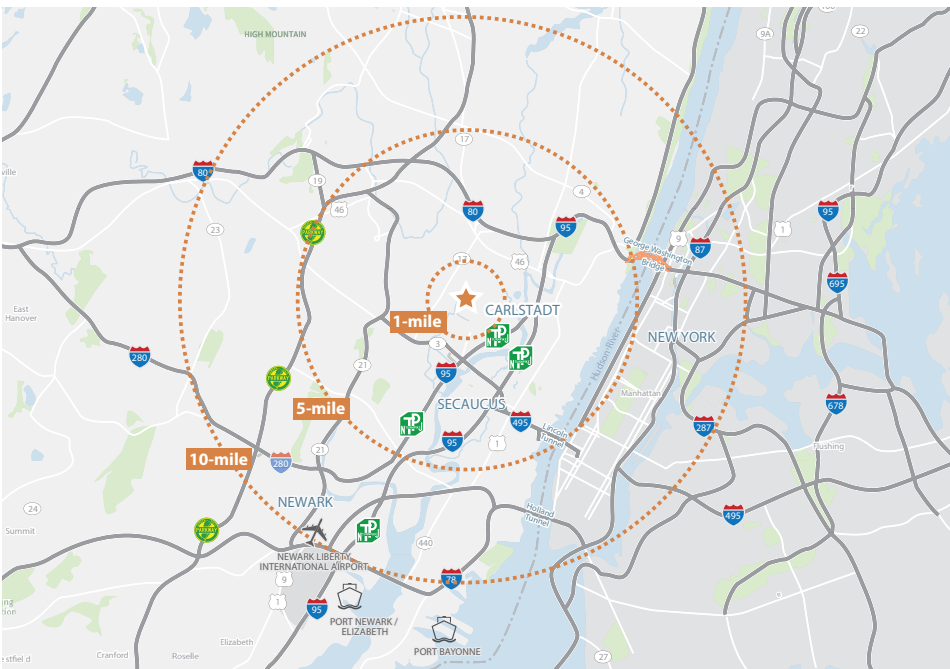
TOTAL BUILDING AREA	+/-59,690 SF
OCCUPANCY	Available immediately
AVAILABLE SPACE	+/-59,690 SF
OFFICE SPACE	+/-2,486 SF
CLEAR HEIGHT	36'
COLUMN SPACING	Typical 52' wide x 52' deep Speed bay: 59' deep x 52' wide
BUILDING DIMENSIONS	378' x 208' Irregular shape
LOADING	Six (6), 9'x10' dock doors with 40k lb. capacity mechanical levelers and One (1), 12'x16' ramped drive-in
FIRE PROTECTION	ESFR
LIGHTING	LED high bay light fixtures

TRUCK COURT	137' to 147' deep truck court with 60' concrete apron
CAR PARKING	45 car parking spaces
FLOOR SLAB	7" thick floor slab of 4,000 psi compressive strength and high flexural strength (800 PSF) with a FF45/FL 35 rating
ROOF SYSTEM	Single ply, non-reinforced black EPDM, 60-mil, mechanically fastened, pitched to interior rain water leaders with overflow scuppers
HVAC	Heating: roof mounted direct gas-fired positive pressure system Ventilation: Provide minimum of 1/2 air change per hour
POWER CAPACITY	800 amps @ 480 volts <i>subject to local utility</i>

SITE PLAN:



LOCATION:



KEY DISTANCES

Route 17	0.8 mi.
Interstate 80	3.3 mi.
Interstate 95 / NJ Turnpike	4.5 mi.
Route 21	5.1 mi.
Lincoln Tunnel	8.9 mi.
Garden State Parkway	8.9 mi.
George Washington Bridge	9.2 mi.
Newark Airport	15.5 mi.
Port Newark/Elizabeth	15.6 mi.

CHRIS HILE

Chris.Hile@jll.com
p: +1 201.528.4416
c: +1 201.304.3427

MICHAEL PALMERI

Michael.Palmeri@jll.com
p: +1 201.528.4420
c: +1 908.361.2461

DOUG RODENSTEIN

Douglas.Rodenstein@jll.com
p: +1 201.528.4340
c: +1 617.893.0202



JLL | JONES LANG LASALLE

One Meadowlands Plaza, Suite 804
East Rutherford, New Jersey 07073
P: +1 201 528 4400

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