



INDUSTRIAL PROPERTY

FOR LEASE

# ±20,000 SF WAREHOUSE FACILITY

100-102 West Commercial Avenue, Moonachie, NJ 07074

*For More Information, Contact the Exclusive Brokers*

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±20,000 SF Warehouse Distribution Space Available

## PROPERTY HIGHLIGHTS

- ±20,000 SF Unit with ±2,000 SF of Office
- ±18' Clear Height
- Two (2) Loading Docks
- LED Lighting with Roof Mounted Solar
- Gas Suspended Heating Units
- 800 Amps
- Dry Sprinkler System
- Immediate Access to Routes 3, 17, & New Jersey Turnpike

## OFFERING SUMMARY

Lease Rate:	\$10.25 SF/yr (NNN)
Number of Units:	2
Available SF:	20,000 SF
Building Size:	49,670 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,765	37,610	226,233
Total Population	4,577	96,165	609,216
Average HH Income	\$74,424	\$81,010	\$70,488

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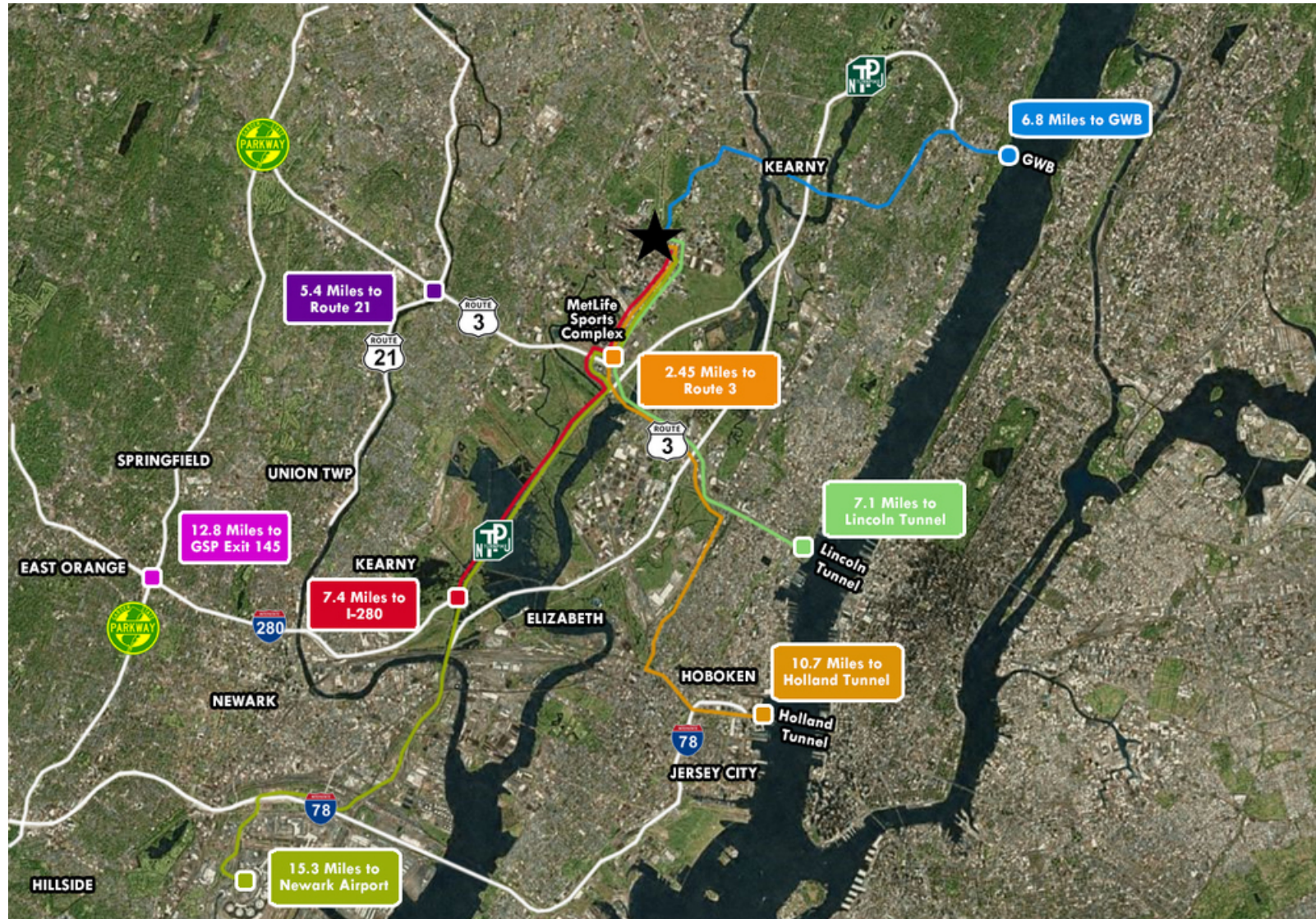
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