

67,000 SF, 2 STORY  
OFFICE/WAREHOUSE PROPERTY



33,500 SF FLOORS PRIMARILY USED AS A DATA CENTER WITH ADMINISTRATIVE SUPPORT SINCE 1997

Ideally suited for:

- Office
- R & D / Medical Labs / Technology Labs
- Light Industrial / Fabrication / Service
- Showroom / Warehousing / Distribution

Property Description Highlights

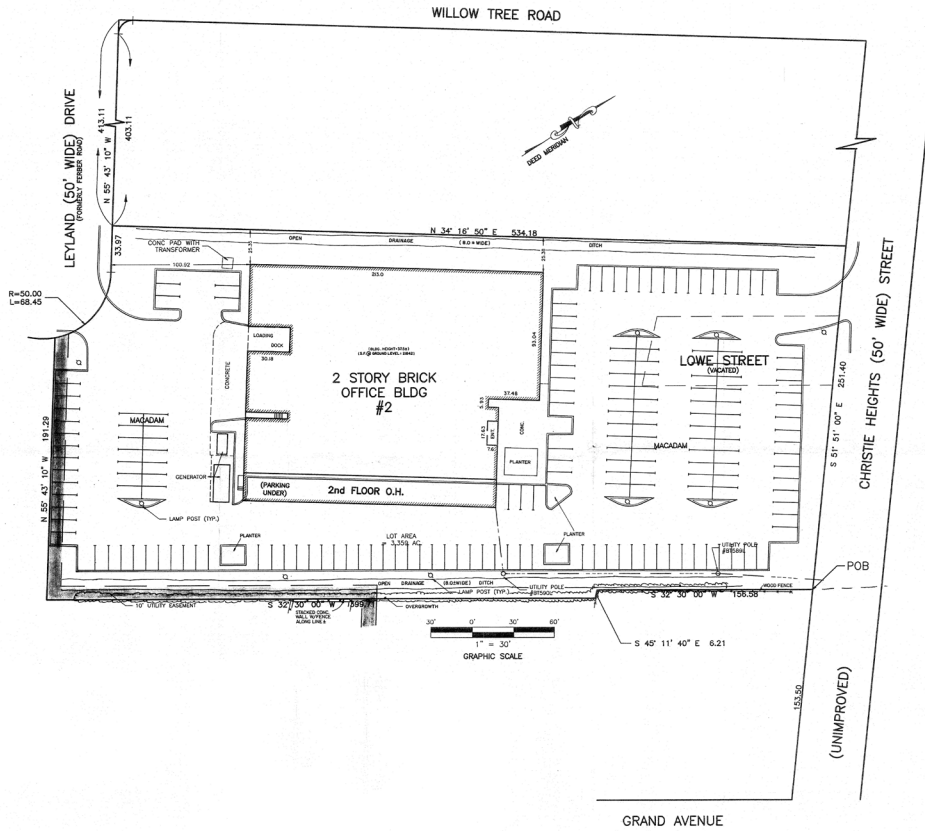
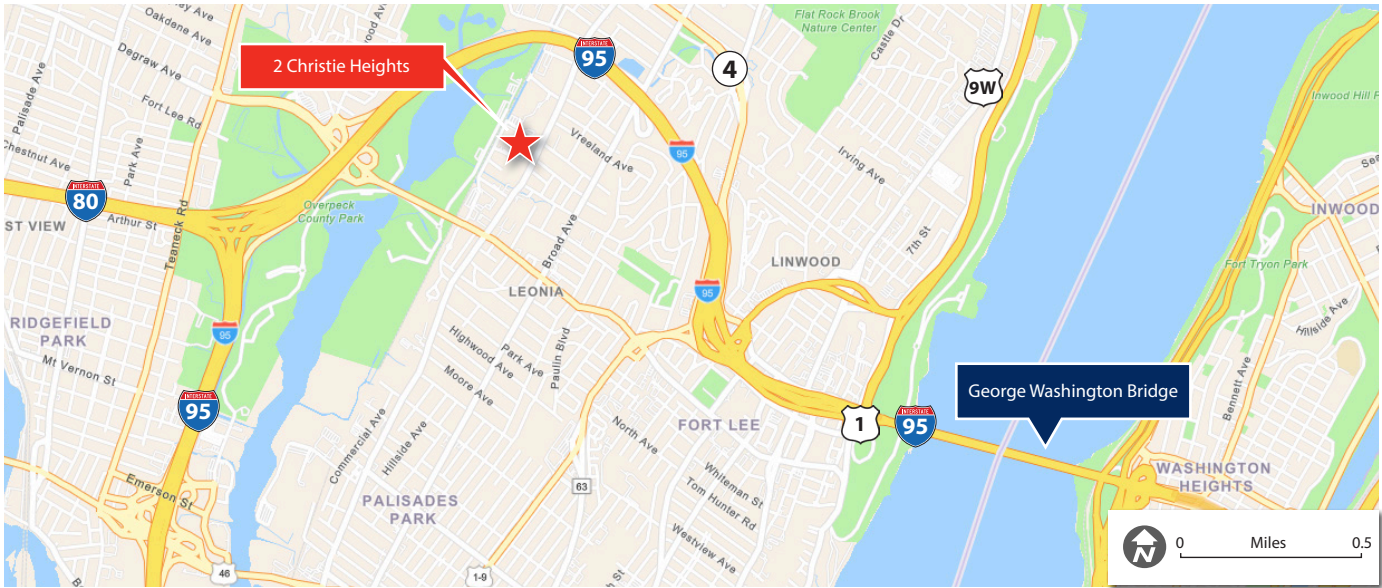
- Built / Renovated:	1988 with upgrades through 2013
- Zoning:	L-1 (Light Industrial)
- Permitted Uses:	General business/professional offices, scientific / research labs, selected industrial /manufacturing, fabrication
- Air-Conditioning:	100%
- Loading:	4 recessed tailgate docks (3 were enclosed and used for air-conditioned storage)
- Ceiling Height:	1st floor – 20 ft (slab to slab), finished at 17 ft; 2nd floor – 14 ft (slab to slab), finished at 9 ft
- Power:	Primary and secondary services rated at 3,000 amps, 277/480v, 3 phase, 4 wire.
- Backup Power:	2 generators (total of 2,150 kw) and 3 UPS for 800 KVA of which a 600 KVA unit has N+1 redundancy.
- Elevators:	2 passenger (front) and 1 freight (near loading docks)
- Parking:	201 surface spaces (approx. 20 additional covered spaces were enclosed for interior space)

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## The Location

Excellent proximity to I-95, I-80, Rt 4, Palisades Interstate Parkway, Rt 46 and Rt 1 & 9 and to Hudson River crossings: George Washington Bridge, Lincoln Tunnel, Mario Cuomo (TZ) Bridge



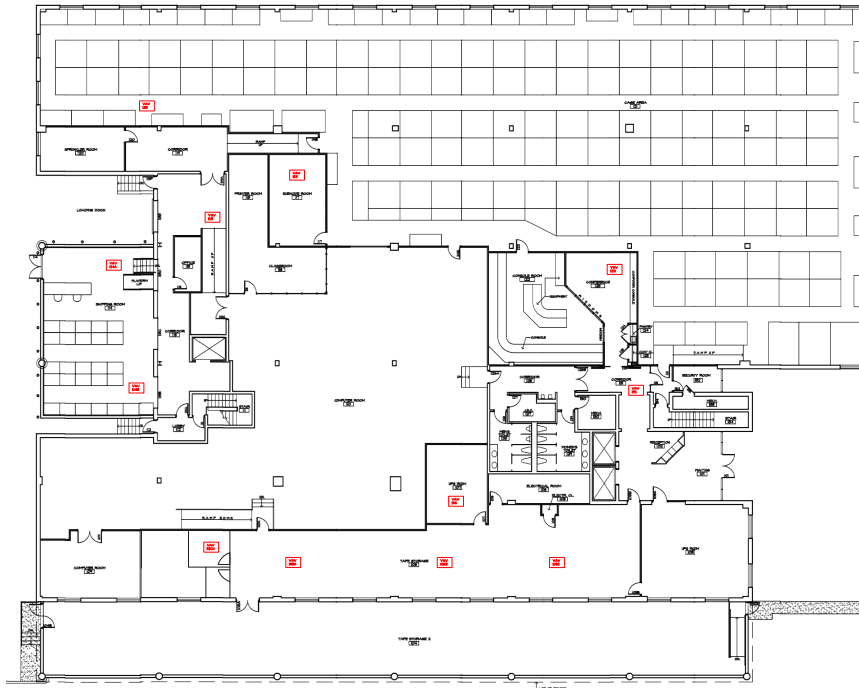
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For more information, please contact:

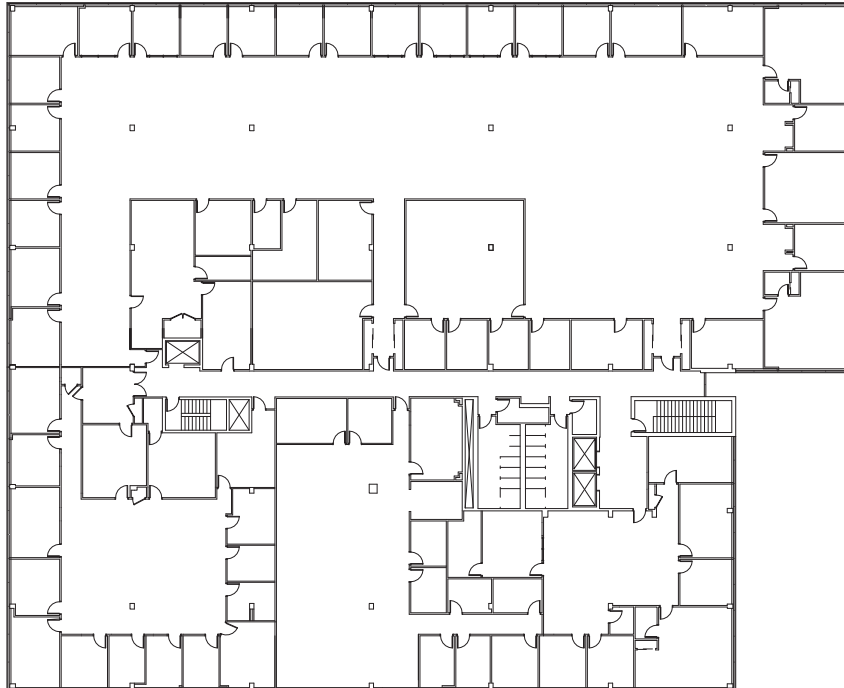
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## Floor Plan (1st Floor)



## Floor Plan (2nd Floor)



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## Property Photos



2nd floor consists of a large open landscape area with collaborative work areas along with private perimeter offices and conference rooms.



1st floor former data center, fully air-conditioned with heavy power, back-up generators and UPS. Floor can be renovated to light industrial/lab/fabrication/showroom and warehouse space.



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