



# Allendale

corporate center

[cbre.us/AllendaleCorporateCenter](https://cbre.us/AllendaleCorporateCenter)

Premier flex campus in northern Bergen County

**CBRE**

# building specifications



## 50 Commerce Drive

± 44,070 sq. ft.



## 25 Commerce Drive

± 68,458 sq. ft.



## 80 Commerce Drive

± 45,370 sq. ft.



## 110 Commerce Drive

± 45,752 sq. ft.



## 40 Boroline Road

± 107,776 sq. ft.



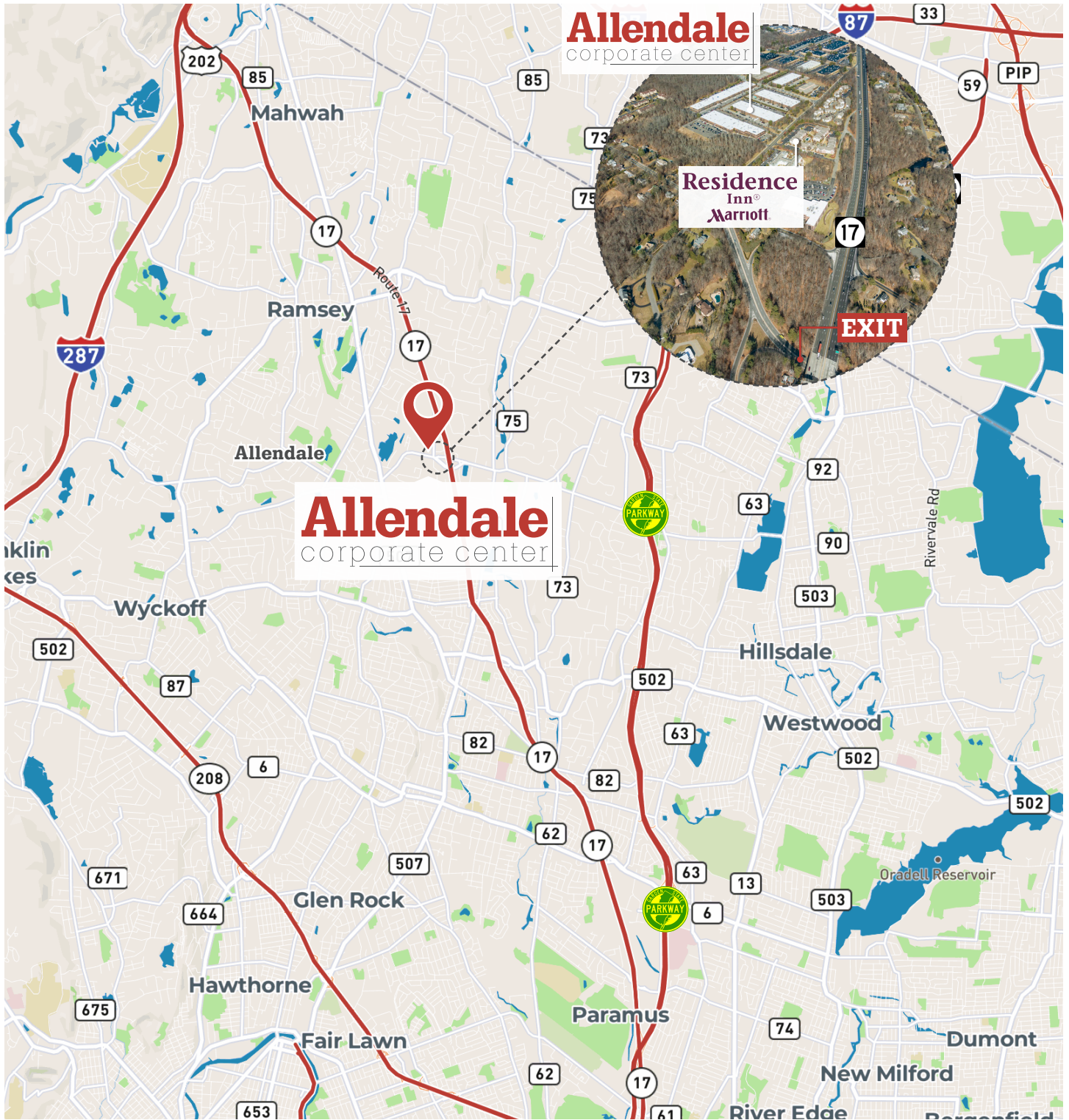
## 90 Boroline Road

± 78,007 sq. ft.

# campus specifications

<b>AREA</b>	Approximately 53 acres	<b>BAY SIZE</b>	31 x 56
<b>TOTAL PARK SIZE</b>	550,000 total square feet	<b>HEAT</b>	Individual gas-fired units
<b>CEILING HEIGHT</b>	21 feet	<b>LIGHTING</b>	Upgraded metal halide lighting
<b>FLOOR LOAD</b>	200 lbs.	<b>OFFICE AC</b>	The office space has an HVAC unit on the roof
<b>FAÇADE</b>	Enlarged iron spotted brick façade with exterior brick on block with insulation cavity	<b>ELECTRIC</b>	Rockland Electric: 400-3600 amps at 480 volts, three-phased four-wire service
<b>SLAB</b>	5 inch concrete	<b>WATER</b>	United Water Company
<b>DOCKS</b>	Each dock features a leveler with a 25,000 lbs. static load. Docks are located approximately every 8,500 square feet and are recessed under a soffit. All docks are covered and sprinklered with 10'x10' doors.	<b>GAS</b>	PSE&G
<b>TRAILER DEPTH</b>	80 feet	<b>ACCESS</b>	Tenants have 24/7 access
<b>WINDOWS</b>	Thermal pane insulated glass windows, every third window is operable. Mullions are approximately four feet.	<b>THE AREA</b>	Allendale Corporate Center is adjacent to a 100 acre nature preserve and is minutes from downtown Allendale and Route 17 retail.





[cbre.us/AllendaleCorporateCenter](http://cbre.us/AllendaleCorporateCenter)

**Jeffrey Babikian**

Executive Vice President  
 +1 201 712 5660  
[jeffrey.babikian@cbre.com](mailto:jeffrey.babikian@cbre.com)

**Brian Godau**

First Vice President  
 +1 201 712 5621  
[brian.godau@cbre.com](mailto:brian.godau@cbre.com)

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners.

