

AVAILABLE NOW FOR SUBLEASE

77

MOONACHIE
AVENUE

MOONACHIE, NJ 07074

105,118 SF INDUSTRIAL SPACE | DIVISIBLE

15 MINUTES TO NEW YORK CITY



77MOONACHIEAVENUE.COM

CBRE

77

MOONACHIE AVENUE
MOONACHIE, NJ 07074

105,118 SF INDUSTRIAL
SPACE FOR SUBLEASE

PROPERTY HIGHLIGHTS

TOTAL BUILDING
105,118 SF

AVAILABLE SPACE
105,118 SF (divisible)

OFFICE SIZE
7,086 SF

**MEZZANINE STORAGE /
OFFICE EXPANSION**
11,884 SF

ACREAGE
4.8

DOCK DOORS
8

CEILING HEIGHT
Unit 1: 28' clear
Unit 2: 17'8" - 25'4"

COLUMN SPACING
28' x 28'

CAR PARKING
99 spaces

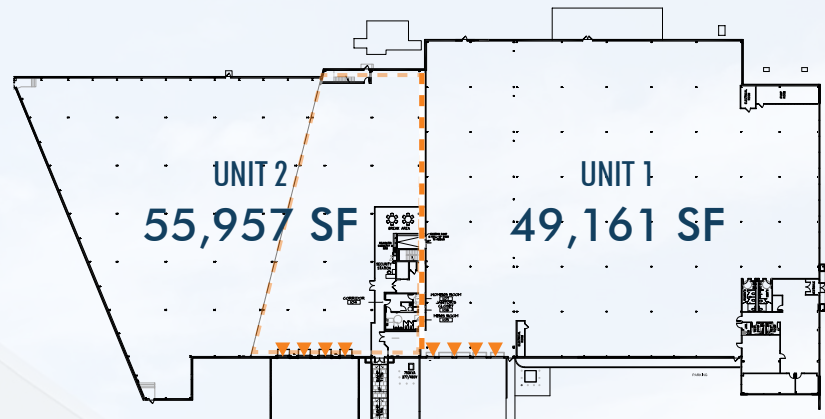
SPRINKLER
ESFR

LIGHTING
LED

POWER
2,000 / 2,500 amps

OCCUPANCY
Immediate

DIVISION POSSIBLE



WAREHOUSE UNIT 1 - 49,161 SF

UNIT SIZE
49,161 SF
3,107 SF - office

CEILING HEIGHT
28'

DOCK DOORS
4

POWER
2,500 Amps

WAREHOUSE UNIT 2 - 55,957 SF

UNIT SIZE
55,957 SF

**MEZZANINE STORAGE /
OFFICE EXPANSION**
11,884 SF
3,979 SF - office

CEILING HEIGHT
17'8" to 25'4"

DOCK DOORS
4

POWER
2,000 Amps

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SPACE FOR SUBLEASE

SITE OVERVIEW



MEZZANINE STORAGE /
OFFICE EXPANSION
11,884 SF

WAREHOUSE 2
55,957 SF

WAREHOUSE 1
49,161 SF

OFFICE
3,107 SF

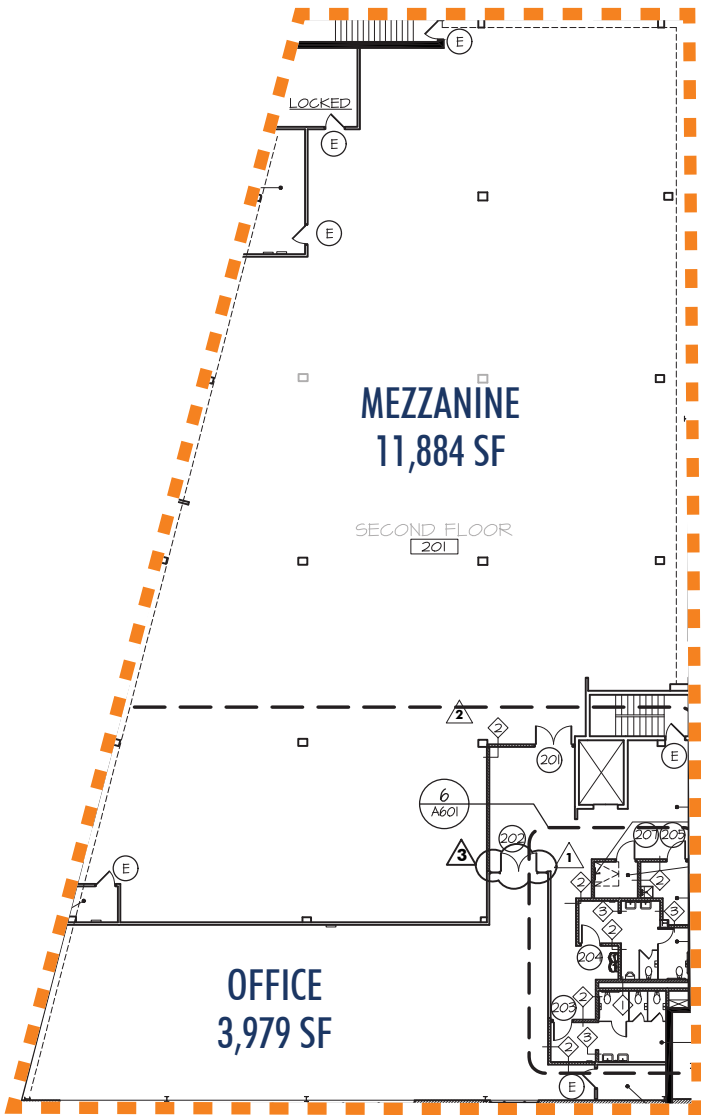
4 DOCK DOORS

4 DOCK DOORS

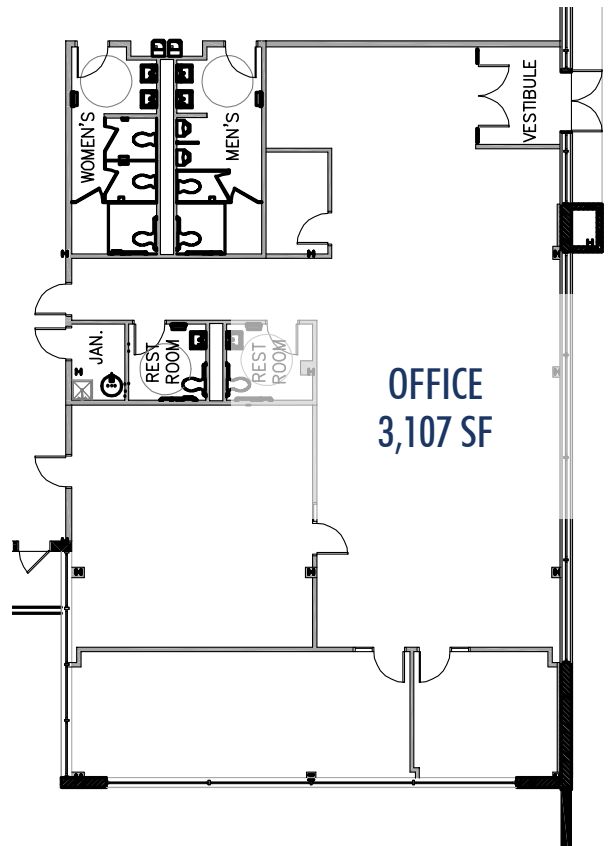
99 CAR PARKING SPACES

ADDITIONAL
PARKING

OFFICE LAYOUTS



UNIT 2
MEZZANINE STORAGE /
OFFICE EXPANSION



UNIT 1
FIRST FLOOR

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LOCATION HIGHLIGHTS



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LARRY SCHIFFENHAUS

SENIOR VICE PRESIDENT

o +1 201 712 5809

c +1 201 532 5092

larry.schiffenhaus@cbre.com

THOMAS F. MONAHAN

VICE CHAIRMAN

o +1 201 712 5610

c +1 973 568 6614

thomas.monahan@cbre.com

STEPHEN D'AMATO

SENIOR VICE PRESIDENT

o +1 201 712 5616

c +1 201 306 3788

stephen.damato@cbre.com

77MOONACHIEAVENUE.COM

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