



FOR LEASE

100 ANDERSON AVENUE

MOONACHIE, NJ 07074

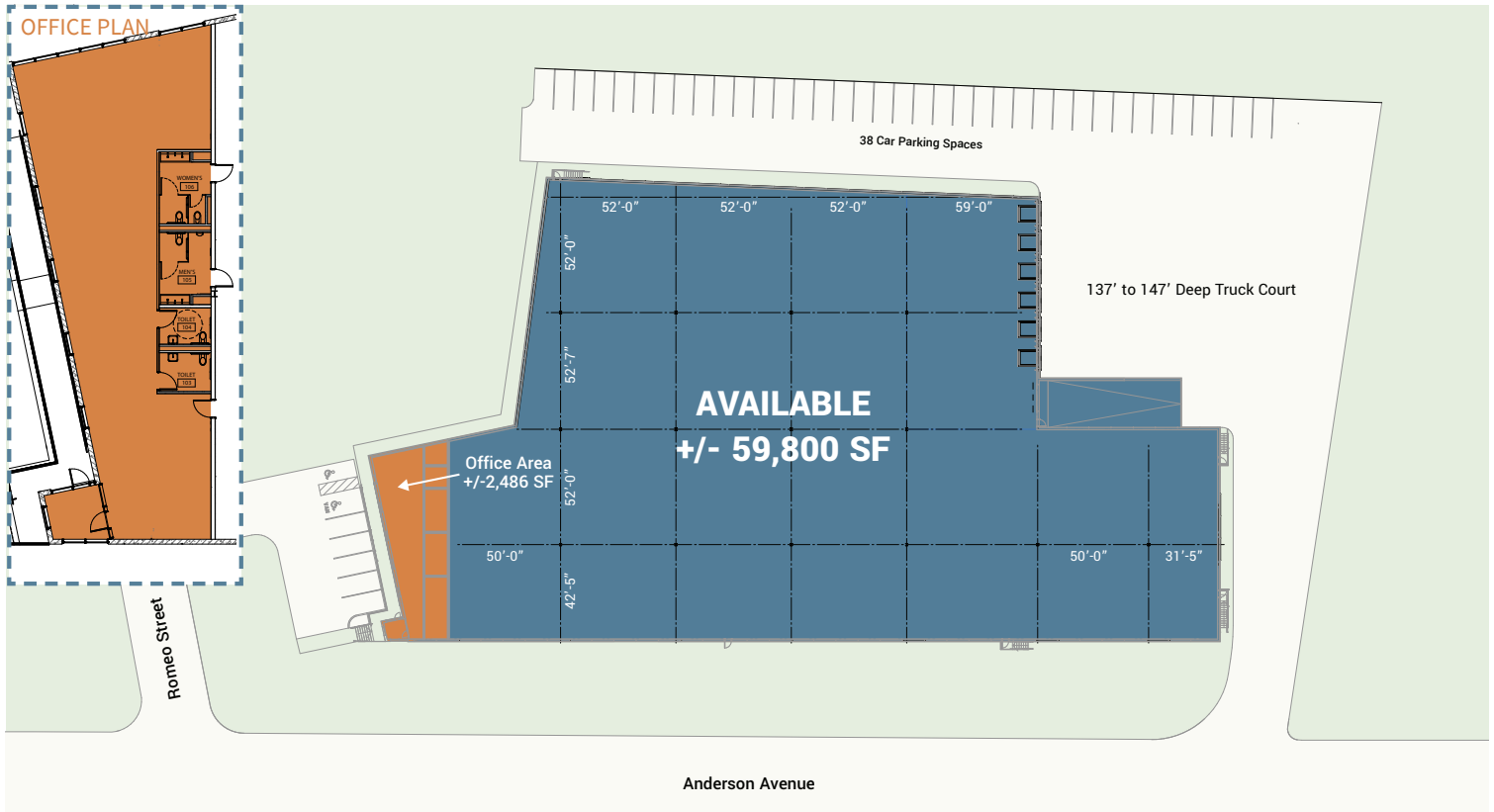
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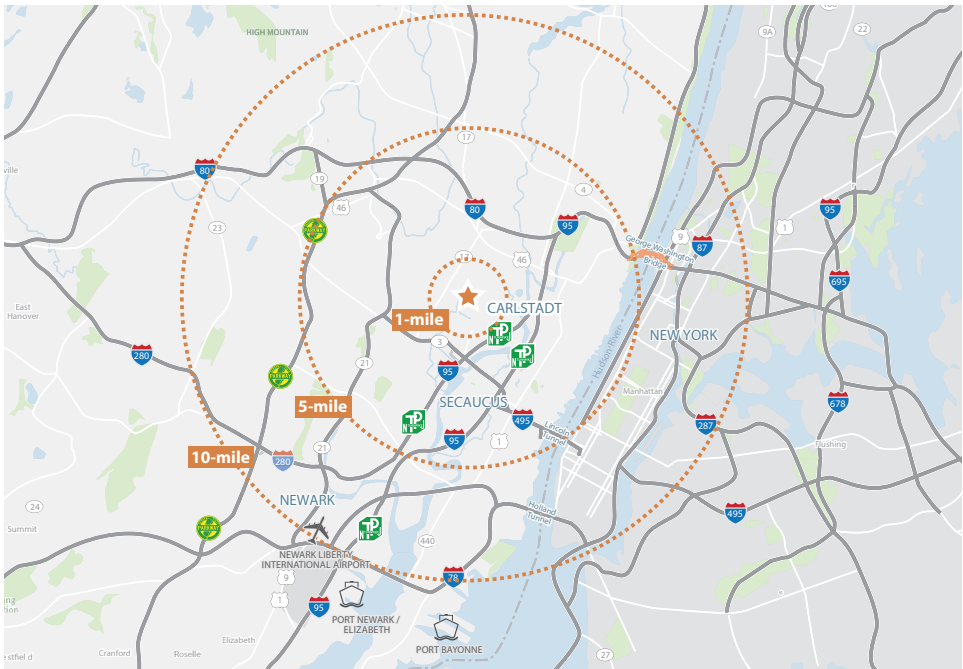
SPECIFICATIONS:

TOTAL BUILDING AREA	+/-59,800 SF
DELIVERY DATE	February 2024
AVAILABLE SPACE	+/-59,800 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 35k lb. capacity mechanical levelers and One (1), 12'x14' 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	800 amps @ 480 volts



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.

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