

131

FOR LEASE

WEST COMMERCIAL AVENUE MOONACHIE, NJ



82,867 SF Available

For Lease

**INDUSTRIAL - WITH COLD STORAGE
& PRODUCTION AREAS**

PROPERTY SPECIFICATIONS

131 West Commercial Avenue

PROPERTY TYPE

Industrial – With Cold Storage & Production Areas

PREMISES

82,867 SF

OFFICE AREA

± 5,000 SF

PRODUCTION AREA

± 14,500 SF & Fully Air-Conditioned

DRY WAREHOUSE

50,267 SF

REFRIGERATION

13,100 SF @ 36°–40°
Cold storage installation: 2020

LAND

3.57 Acres

CEILING HEIGHT

22' Clear (± 50,200 SF) | 16' Clear (27,600 SF)

LOADING

6 Dry Loading Docks & 3 Refrigerated Loading Docks

LEASE RATE

\$16.50 NNN

TAXES & CAM

± \$3.70 PSF

PARKING

76 Spaces w/ More Possible Trailer Parking

POWER

2,000 Amps @ 480 Volts, 3-Phase w/ Solar on Roof

UTILITIES

City Water & Sewer

SPRINKLER

Wet System

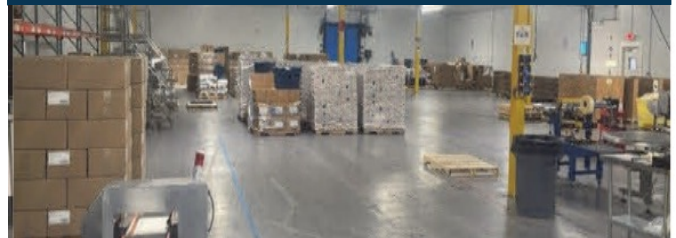
ZONE

M (Manufacturing, Production, Warehouse, Distribution, R&D)

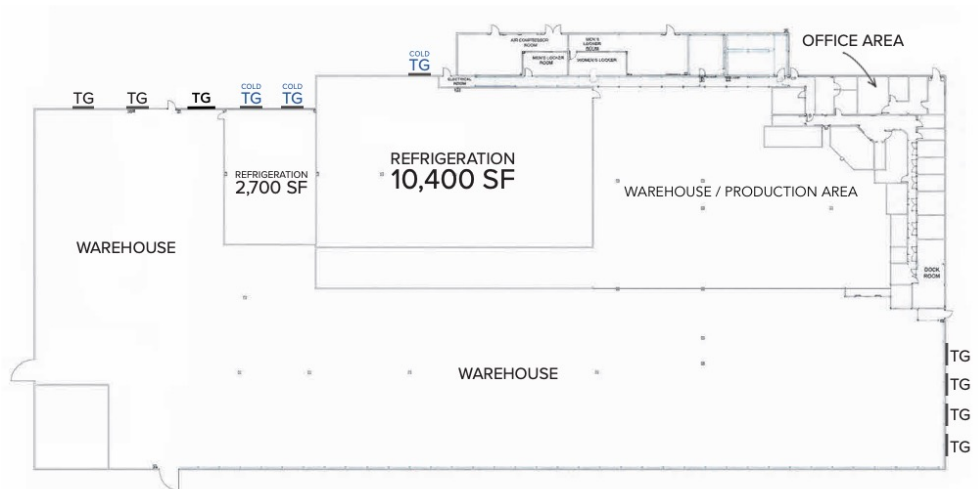
WAREHOUSE AREA



REFRIGERATION SPACE



THIS FREE-STANDING FOOD PRODUCTION BUILDING IS LOCATED IN THE HEART OF THE MEADOWLANDS. IT INCLUDES A CLIMATE CONTROLLED PRODUCTION AREA, COLD STORAGE AREAS, AND A DRY WAREHOUSE WITH COLD & DRY LOADING DOCKS. THE RACKING CAN ALSO REMAIN IN PLACE.



For more information, please call our office at 973-299-0900 or contact one of our Exclusive Brokers listed below:

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