

FOR LEASE: $\pm 12,993$ SF

400 COMMONS WAY, ROCKAWAY, NJ

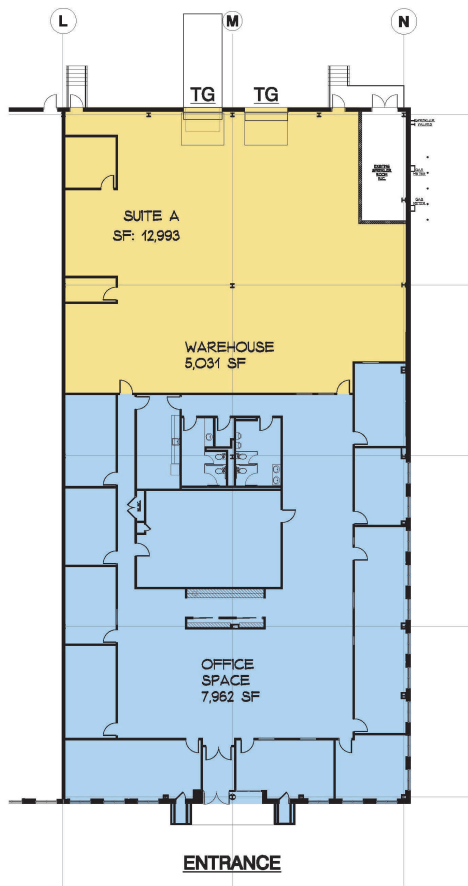
Prime Light Industrial/Flex Space



PROPERTY SPECS:

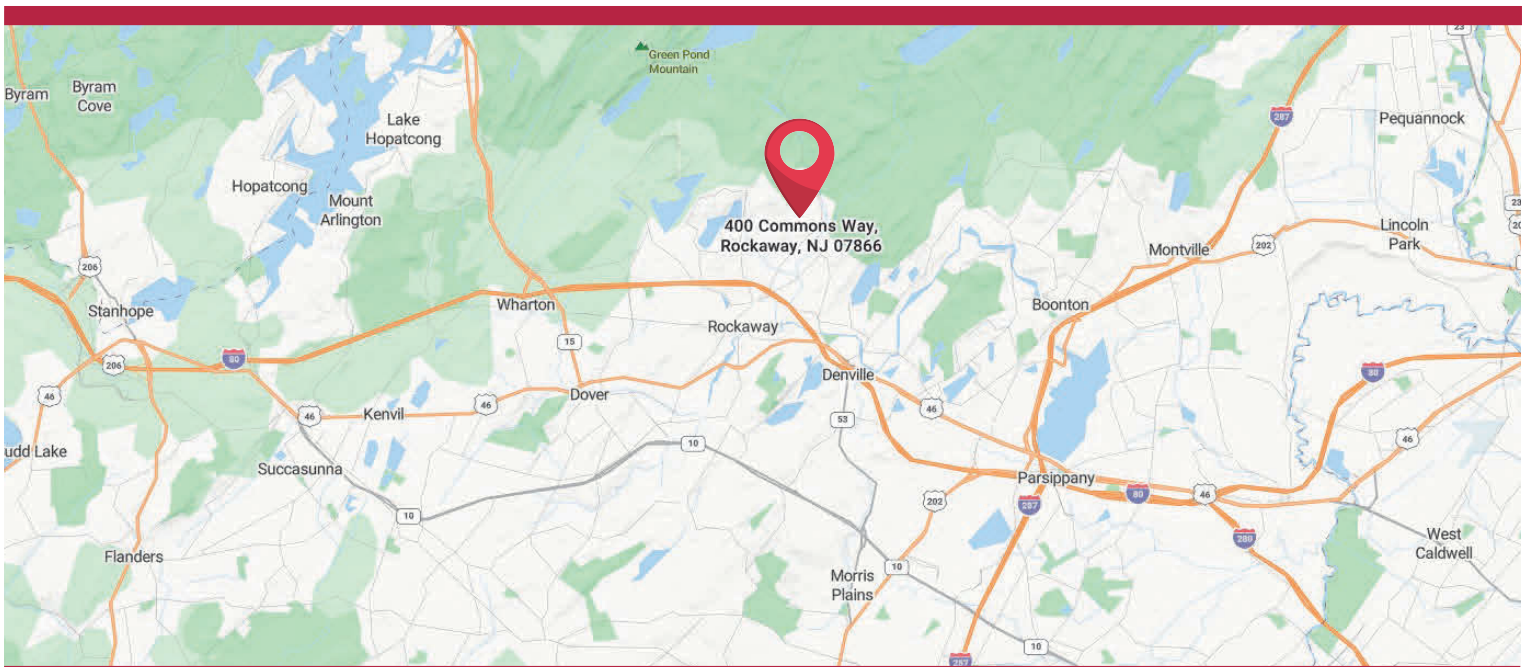
- Available Space: $\pm 12,993$ SF
- Ceiling Height: 24' Clear
- Power: 800 Amps @ 480 Volts
- Loading: 2 TG w/ 1 Existing Ramp
- Column Spacing: 40' x 40'
- Parking: 40 Car Spaces
- Utilities: City Water & Sewer
- Office Area: $\pm 8,000$ SF (can be reduced)
- "As-Is" Lease Rate: \$16.50 PSF NNN
- OPEX + RET: $\pm \$5.45$ PSF





The facility's high clearance, dual loading, and heavy utility infrastructure make it perfectly suited for:

- **Light Manufacturing & Assembly** requiring heavy commercial power
- **Wholesale Showrooms** targeting local and regional client foot traffic
- **Corporate Headquarters** seeking a seamless office-to-warehouse ratio
- **E-Commerce & Third-Party Logistics (3PL)** distribution centers



For more information, please contact our corporate office at 973-299-0900 or reach out directly to our Exclusive Brokers listed below:



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