

Specifications

Property Highlights

- Total Bldg Size: ±97,563 SF RBA
- Total Acreage: ±3.59-AC Land
- Typical Flr Size: ±19,513 SF
- Total Available: ±15,503 SF
- Stories: 5 Stories
- Parking: 275 Parking Spaces
- Year Built: 1984
- Elevators: Two (2)
- Comments: Full Service Café
24-Hour Access
Property Manager On Site

Available Office Spaces

- Suite 102: ±2,070 SF
- Suite 106: ±324 SF
- Suite 201: ±3,794 SF
- Suite 303: ±992 SF
- Suite 400: ±15,955 SF
- Suite 401: ±8,804 SF
- Suite 501: ±10,215 SF
- Suite 501: ±2,681 SF

Available Office Spaces

- \$19.25 PSF + \$2 Tenant Electric

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcrimmins@blauberg.com
Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, aconte@blauberg.com
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FOR LEASE | 250 MOONACHIE ROAD | MOONACHIE, NJ

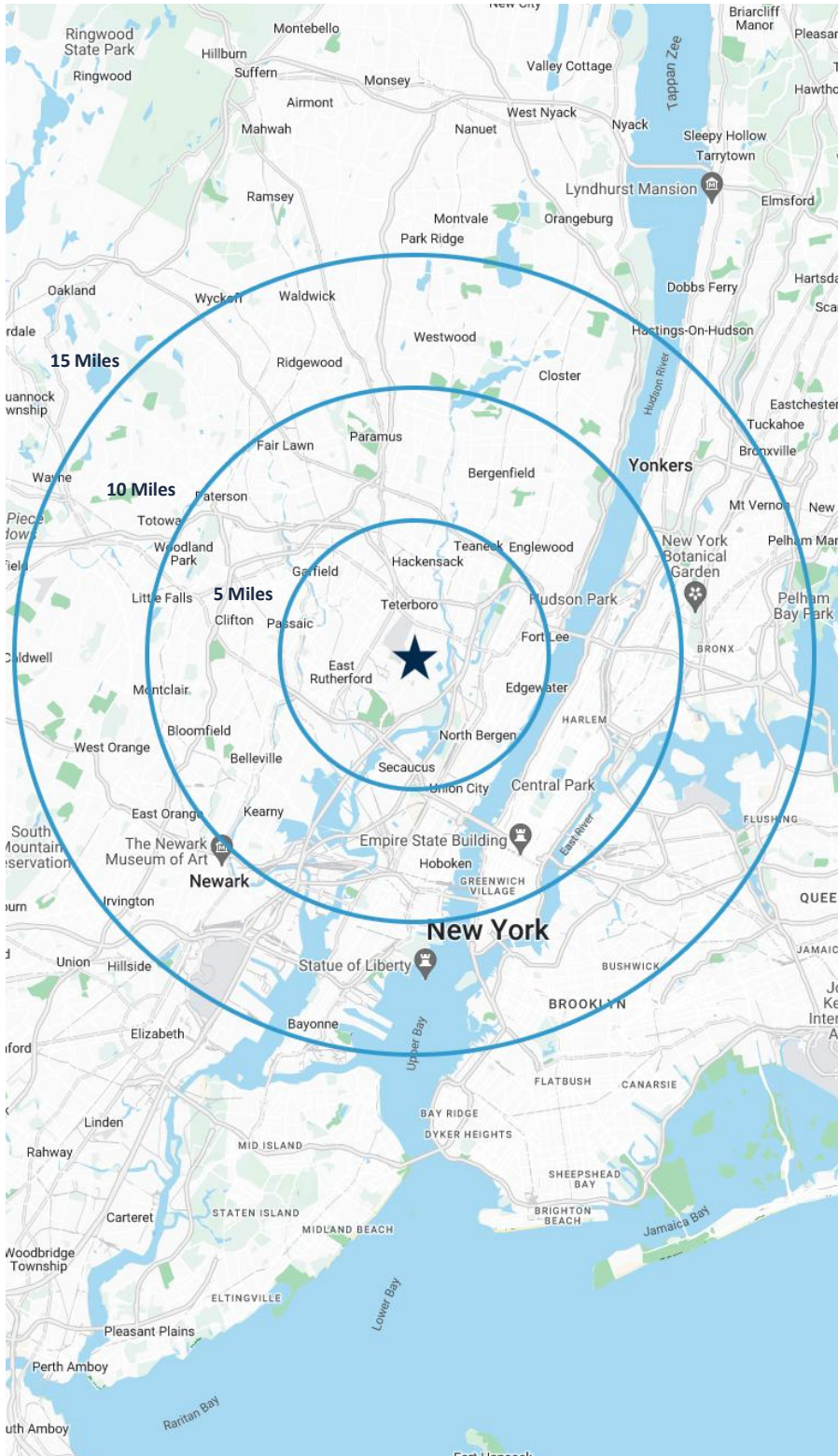
The property is centrally located with convenient access to the New Jersey Turnpike, Route 3, 17 and I-80 and just minutes from New York City via the George Washington Bridge and Lincoln Tunnel. Off site parking is available across the street. Located in Prime Meadowlands Business Park near Xanadu-NJ Sports Authority, IZOD Center and Giants / Jets Stadium. The property also surrounds Moonachie and Little Ferry residential community.



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5 MILES

- Total Population: 751,226
- Households: 293,979
- Median Household Income: \$102,852
- Average Household Size: 2.5
- Transportation to Work: 396,954
- Labor Force: 620,275

10 MILES

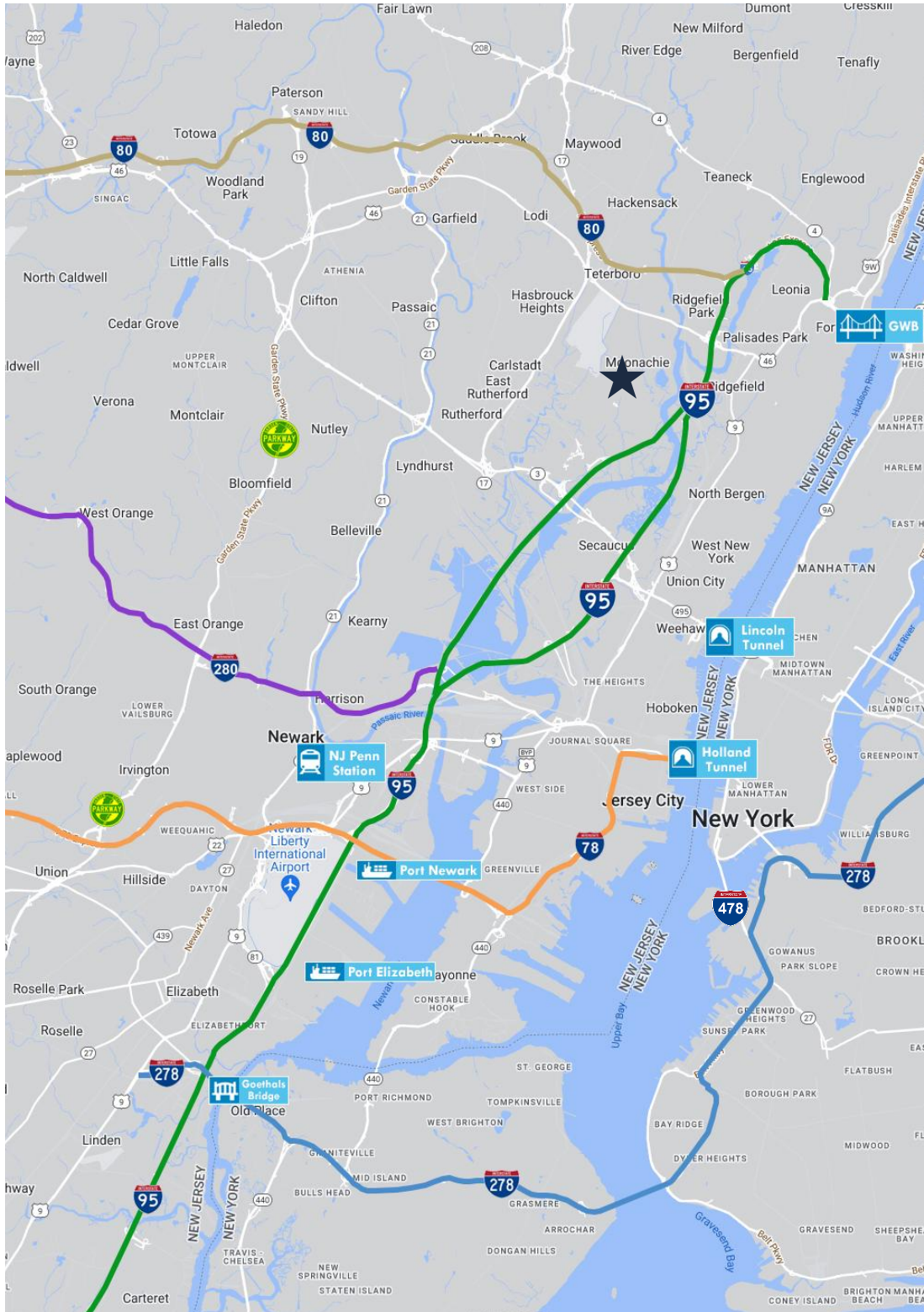
- Total Population: 5.16M
- Households: 2.17M
- Median Household Income: \$101,136
- Average Household Size: 2.3
- Transportation to Work: 2.68M
- Labor Force: 4.26M

15 MILES

- Total Population: 9.69M
- Households: 3.85M
- Median Household Income: \$96,464
- Average Household Size: 2.5
- Transportation to Work: 4.92M
- Labor Force: 7.92M

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ACCESSIBILITY

 2.2 MI
Route 3

 2.4 MI
Route 46

 3.6 MI
I-95 Exit 16W

 6.8 MI
Lincoln Tunnel

 9.5 MI
George Wash.
Bridge

 9.9 MI
Holland Tunnel

 11.5 MI
I-78

 15.2 MI
Ports Newark
& Elizabeth

 15.2 MI
Newark Airport

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