

FOR LEASE

30 CONGRESS DRIVE

MOONACHIE, NJ

58,986 ± SQ FT. FREE-STANDING INDUSTRIAL PROPERTY

CONTACT EXCLUSIVE BROKER

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Team Resources, as exclusive agent, is pleased to present this 58,986 +/- sf industrial property within minutes of Routes 3, 17, 46, I-80 & NJ Turnpike. Zoned Manufacturing.

**Property Description**

Available:	58,986 +/- sq. ft.
Office Space:	4,500 +/- sq. ft.
Ceiling Height:	21' clear
Power:	600 amps
Loading:	6 tailboard doors
Column Span:	40' x 48'
Parking:	65 cars
Asking Rental:	Upon Request
Taxes/CAM:	\$2.27 +/- psf CAM: \$0.30 +/- psf

Overview: Sitting on a 2.5-acre lot, this 58,986 sq. ft. free-standing industrial property features 3 interior & 2 exterior tailboard doors. Just minutes from major highways, including I-80, I-95/NJ Tpk, Routes 3 and 46.

PROXIMITY TO KEY LOCATIONS

Port Newark: 12 +/- miles NJ Turnpike: 9 +/- miles
 Lincoln Tunnel: 10 +/- miles GW Bridge: 10 +/- miles

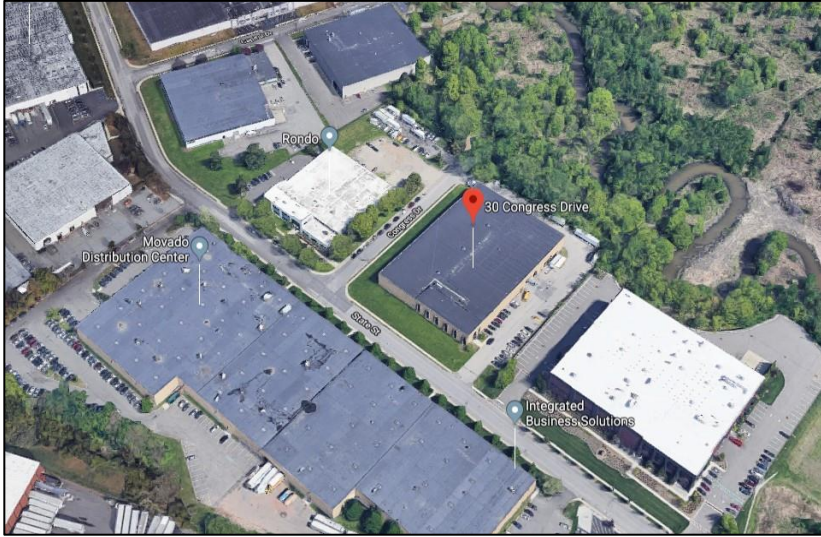
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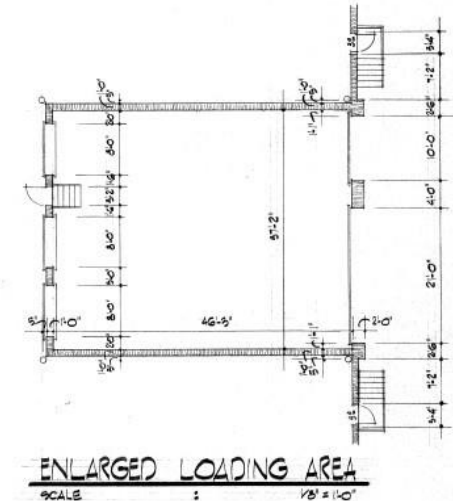
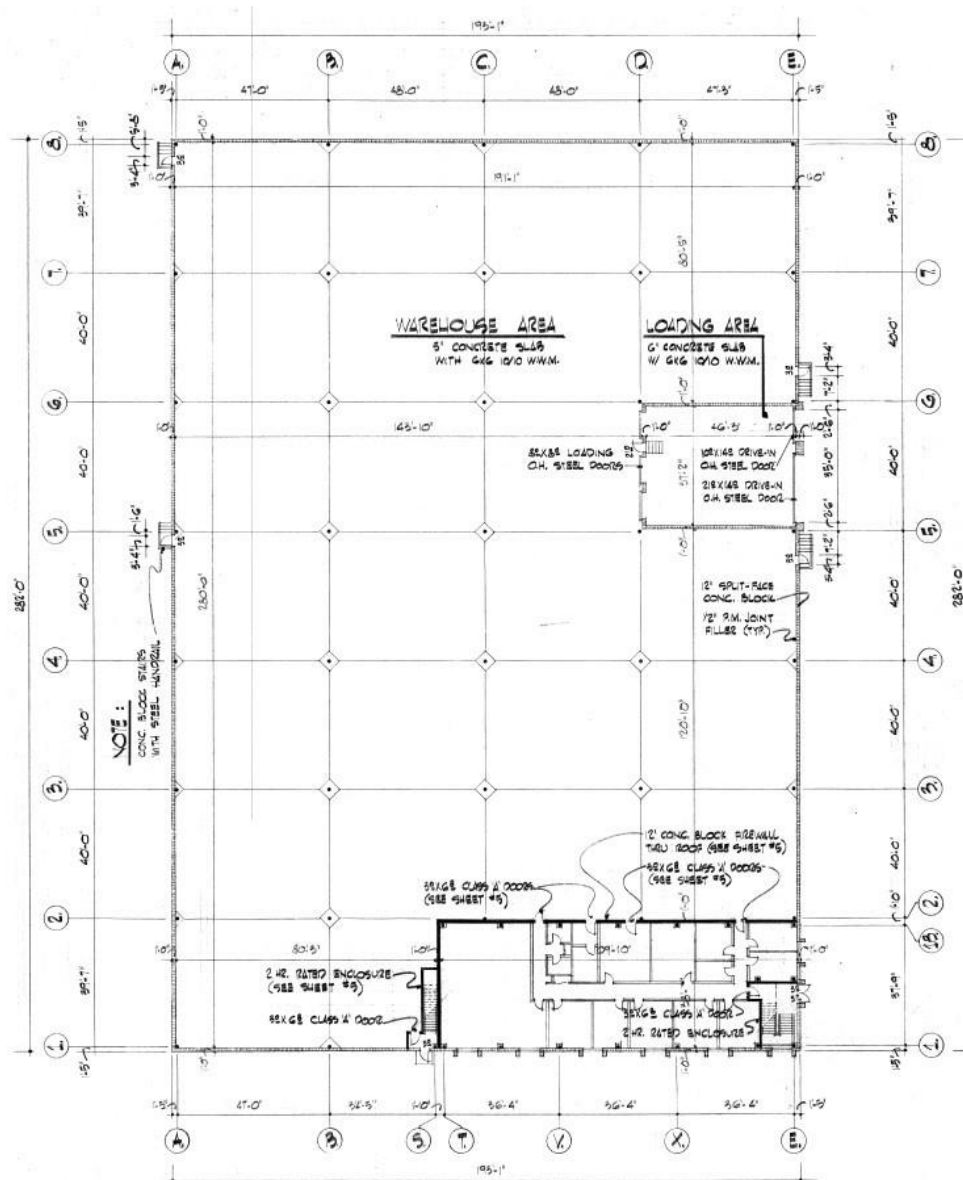
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