

**±85,159 SF Industrial Space For Sublease**

137 West Commercial Avenue, Moonachie, NJ 07074

**PROPERTY SUMMARY****PROPERTY HIGHLIGHTS**

- Full building available ±85,159 SF (divisible)
- ±38,983 SF available immediately
- ±46,176 SF available March 2025
- Space can be demised
- 7 dock doors
- 2 drive-in doors (10'x14')
- 21' clear ceiling height
- Wet sprinkler system
- 30' x 30' column spacing
- 600+400 amps at 480V on one panel and 600+400+400 amps at 480V on the other panel, 2,400 amps 480V total
- Sublease through July 31, 2028
- Longer term potentially available

**PROPERTY DESCRIPTION**

±85,159 SF Industrial Building for Sublease

**LOCATION DESCRIPTION**

Located in an industrial park neighborhood just a short distance from NJ Turnpike and Route 46.

**OFFERING SUMMARY**

LEASE RATE:	Call for Pricing
AVAILABLE SF:	38,983 - 85,159 SF
BUILDING SIZE:	85,159 SF

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INDUSTRIAL FOR LEASE

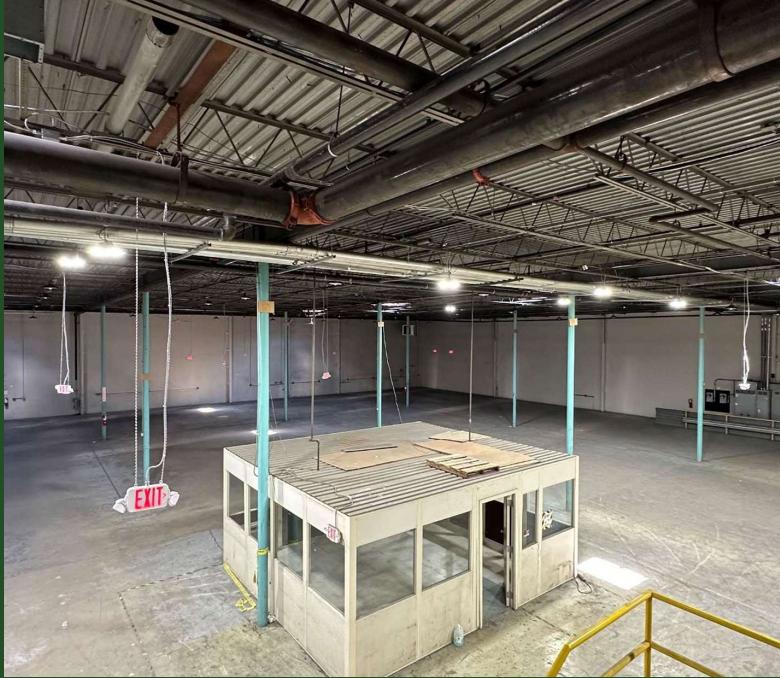
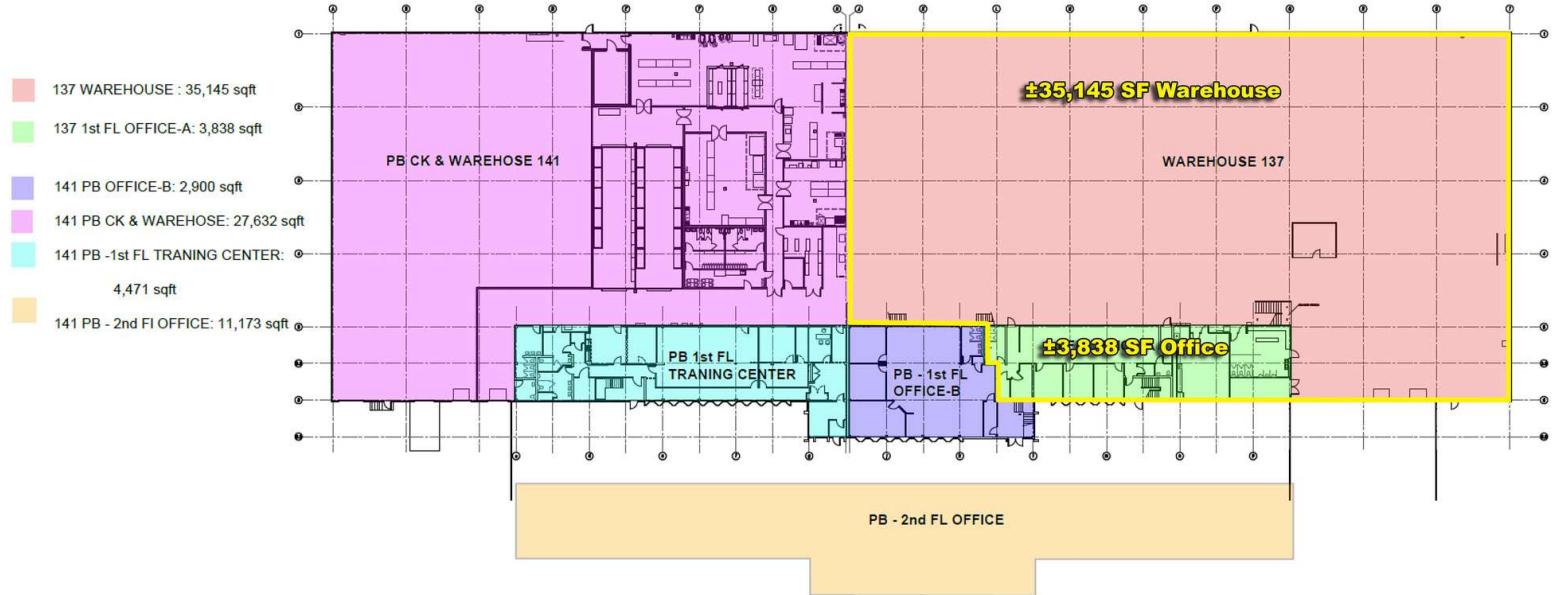
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**sitar**  
Realty Company

Worldwide Real Estate Services Since 1978

## ADDITIONAL PHOTOS



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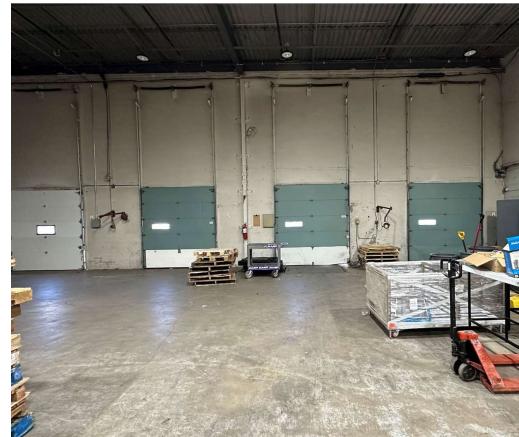
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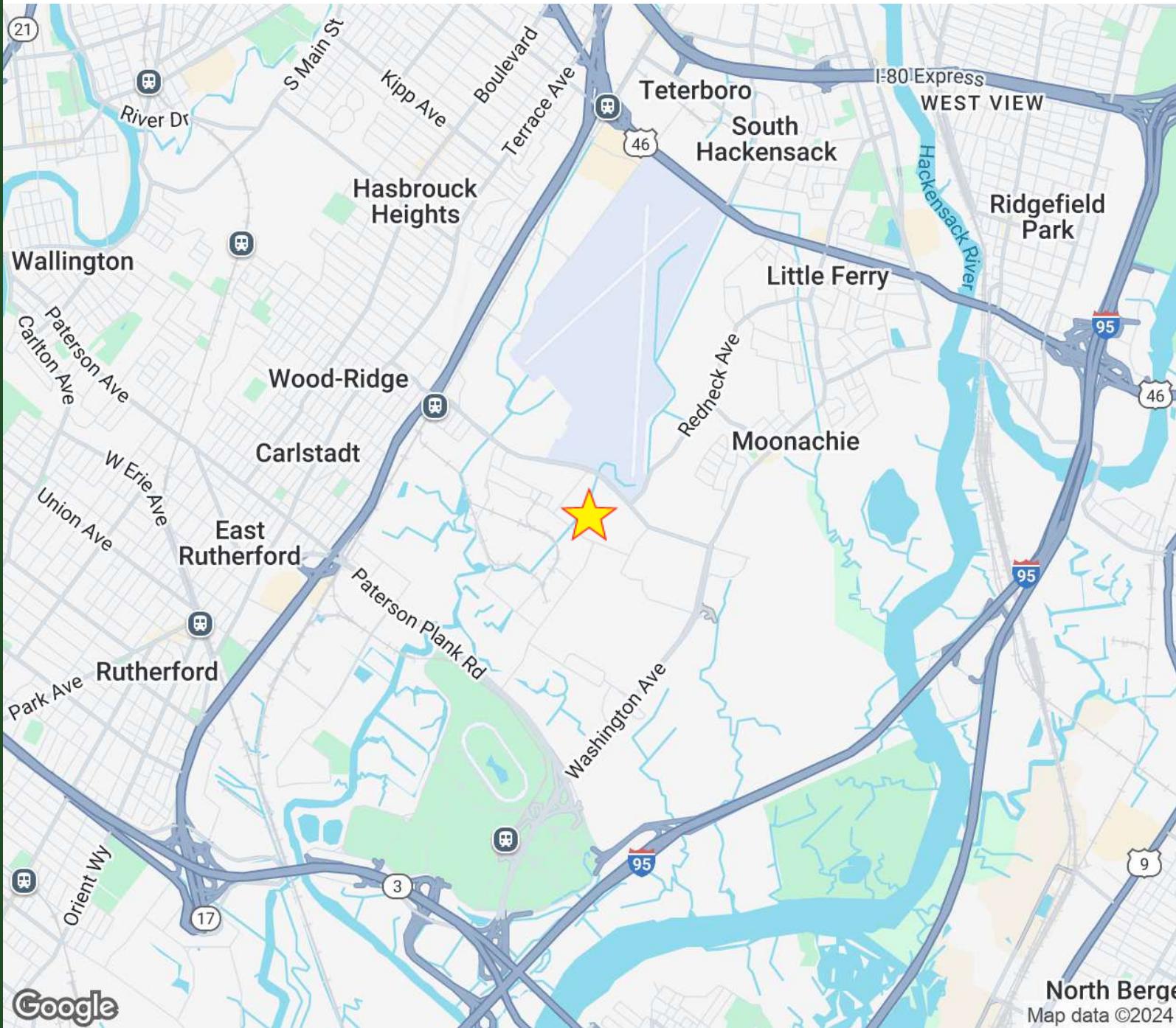
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## LOCATION MAP



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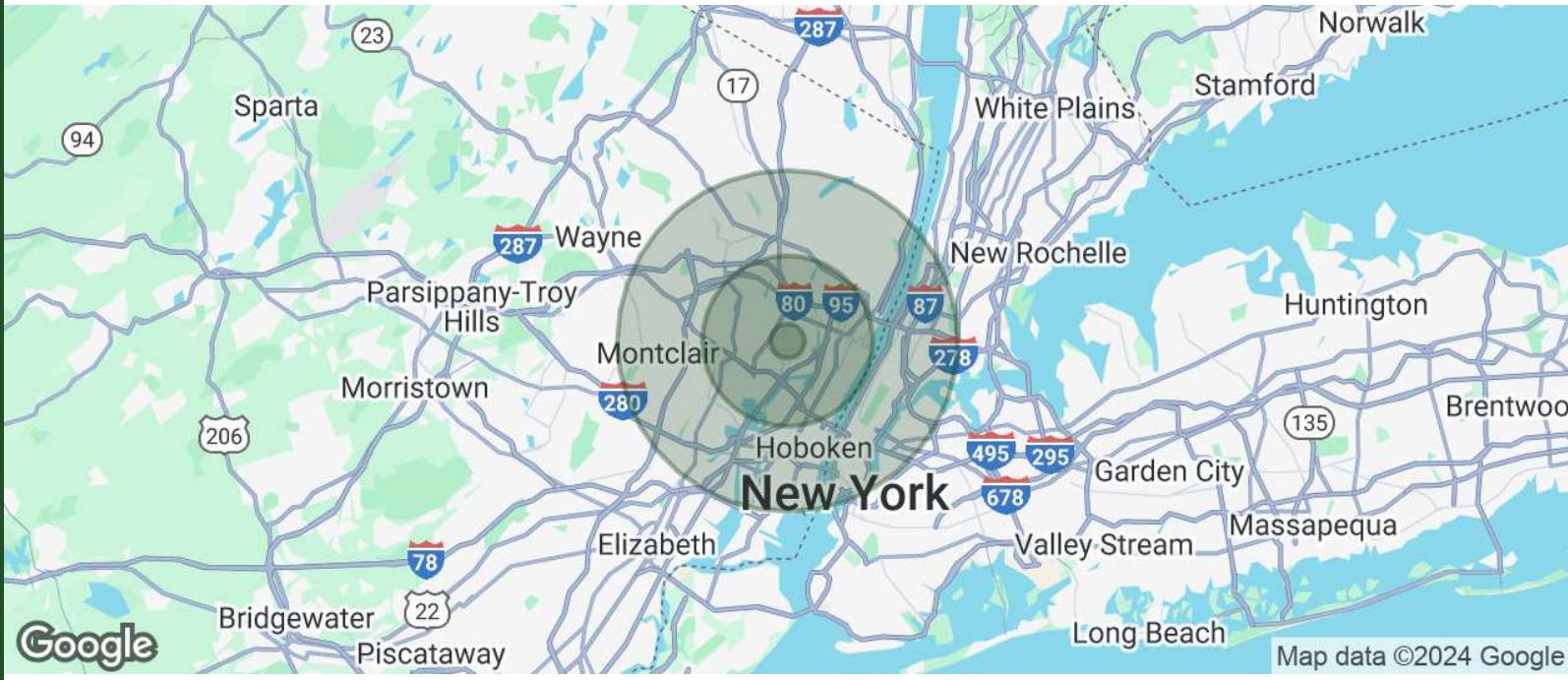


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## DEMOGRAPHICS MAP &amp; REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,024	689,824	4,839,348
AVERAGE AGE	36.8	39.1	37.8
AVERAGE AGE (MALE)	37.9	38.0	36.6
AVERAGE AGE (FEMALE)	35.7	40.5	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,140	270,877	2,172,259
# OF PERSONS PER HH	2.7	2.5	2.2
AVERAGE HH INCOME	\$83,871	\$92,992	\$109,399
AVERAGE HOUSE VALUE	\$305,438	\$357,735	\$468,618

2020 American Community Survey (ACS)

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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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