40,702 SF AVAILABLE FOR LEASE

INDEPENDENCE PLACE

10 INDEPENDENCE BOULEVARD | WARREN NJ

SIGNATURE ACQUISITIONS

10IndependenceBlvd.com

40,702 SF AVAILABLE FOR LEASE

RENOVATIONS COMPLETED

MODERN 2-STORY ATRIUM | COMMON AREAS | RESTROOMS | ELEVATOR CABS

NEW AMENITIES COMPLETED

FITNESS CENTER | SHARED CONFERENCE CENTER | TENANT LOUNGE | EV CHARING STATIONS

AVAILABILITY

PARTIAL 1ST FLOOR – 7,727 SF
PARTIAL 1ST FLOOR – 1,850 SF
ENTIRE 2ND FLOOR – 31,125 SF

BUILDING SPECS

Cooling: Duct free electric split systems with rooftop condenser units (manufactured by Larkin, Carrier, and Mitsubishi), a 350-ton evaporative condenser (manufactured by SPX, model no. JC-350) in conjunction with two screw compressors (manufactured by Dunham Bush), located on the rooftop.

Heating: Hydronic heating system. Three 32-gallon expansion water tanks (manufactured by Amtrol, Extrol model no. SX-60V) and eleven gas-fired hot water boilers (manufactured by HydroTherm, model no. MR -1800B)

Electric capacity: Pad-mounted transformer, with underground conductors. Two panels sized at 1,200-Amps, 480/277 volts, 3-phase, and 4-wire alternating current.

Tenant Electric: 10 watts

Telco & Fiber provider: Verizon

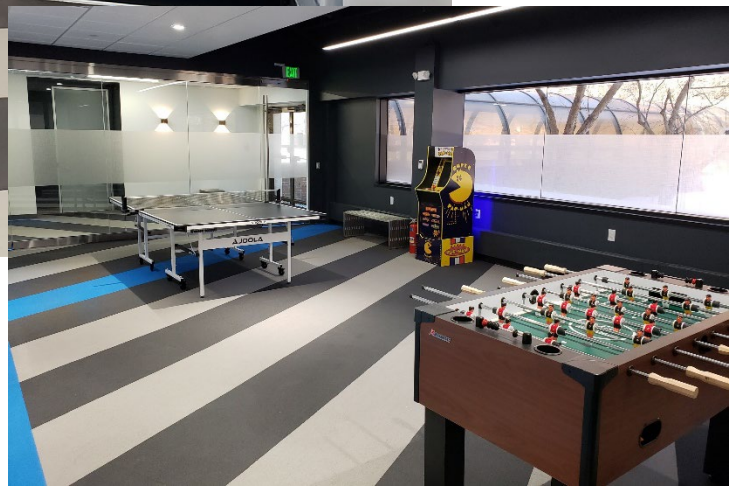
Elevator Capacities: Two passenger hydraulic elevators (2,500 lbs.) One freight hydraulic elevator (4,000 lbs.)

Building hours: Monday – Friday, 7:30 AM - 6:00 PM

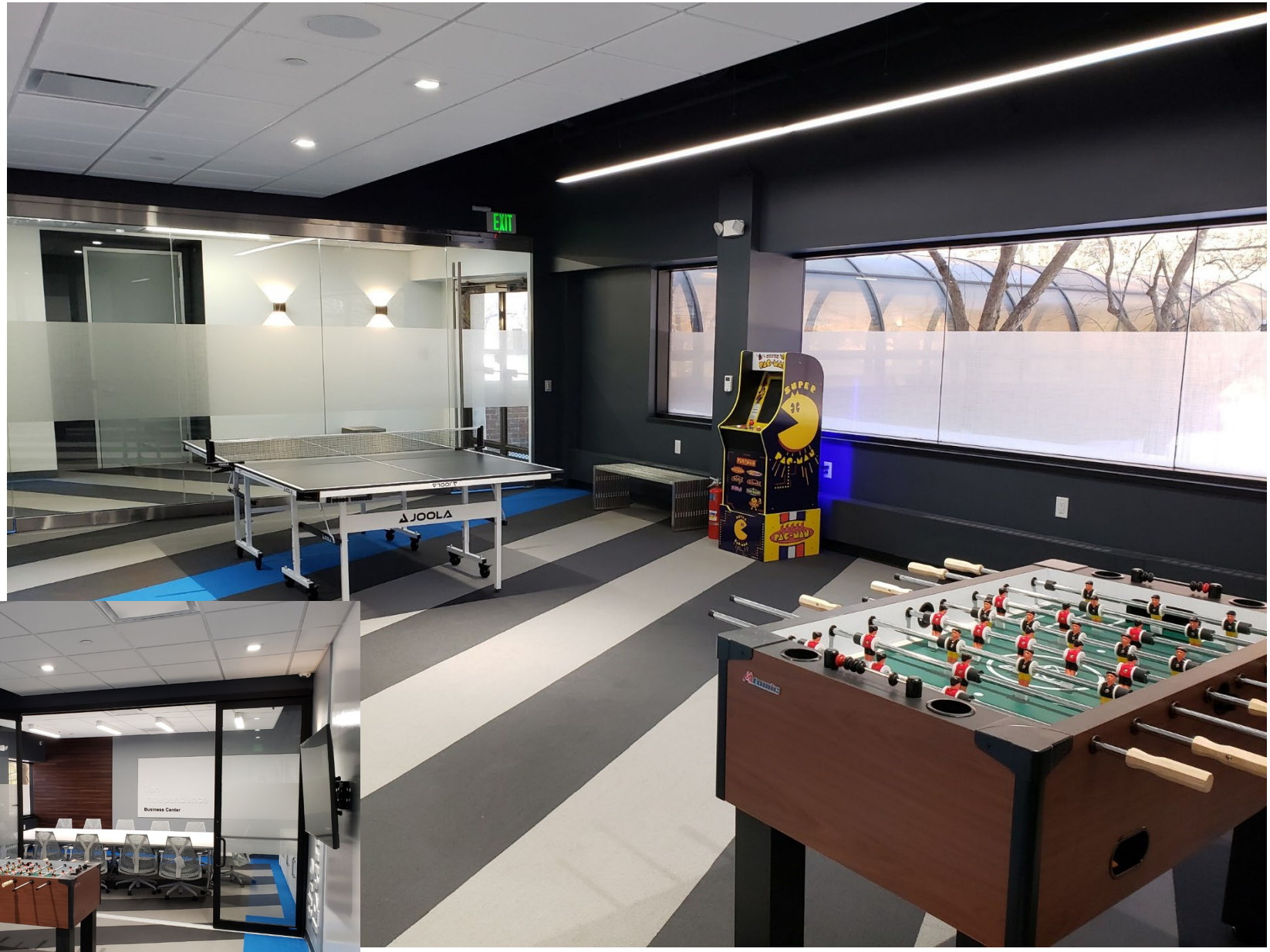
Parking: 410 parking spaces

Security system: Card access for main entrance and CCTV of the interior

THE LOUNGE – EXPANDABLE CONFERENCE CENTER / GAME ROOM



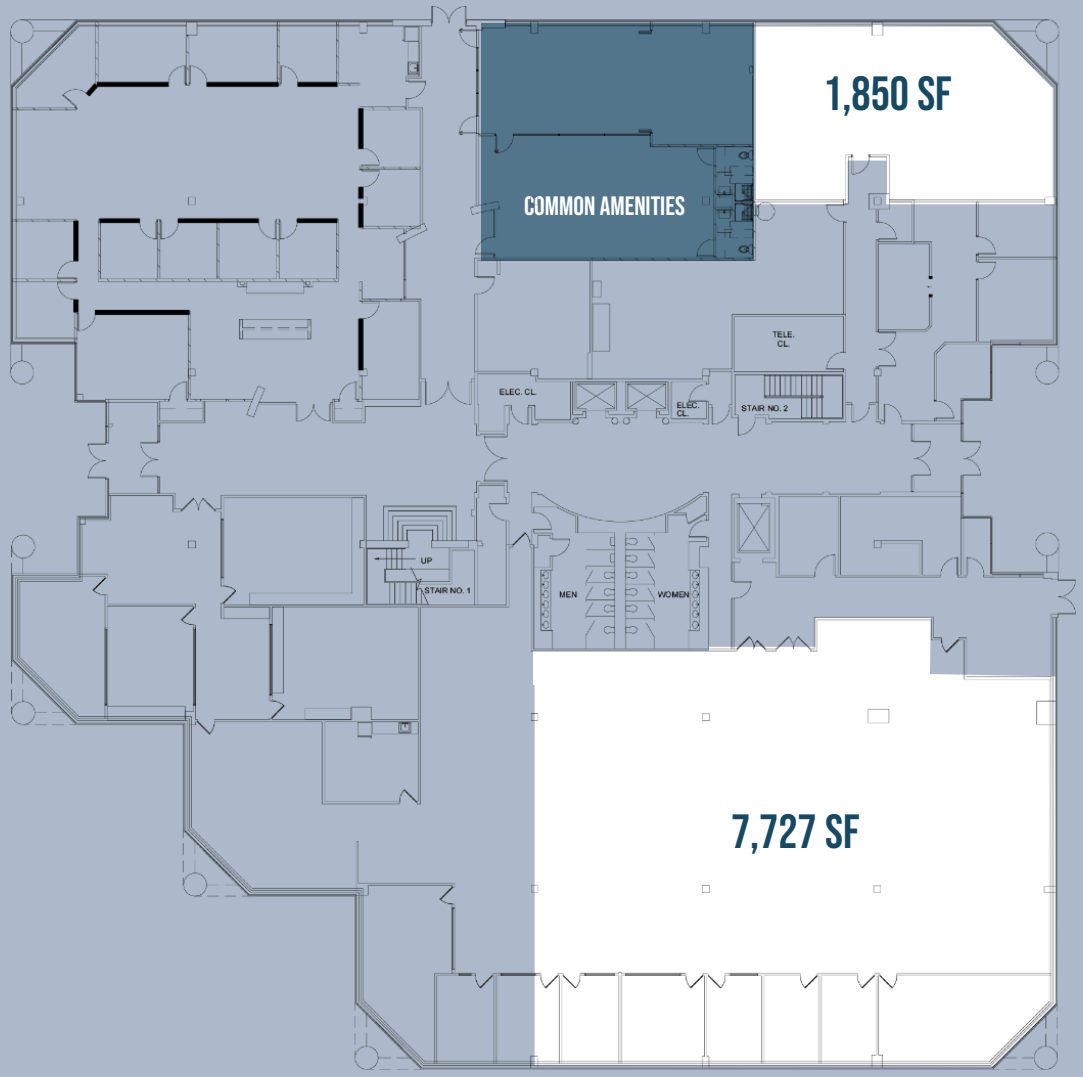
THE LOUNGE – GAME ROOM



FITNESS CENTER

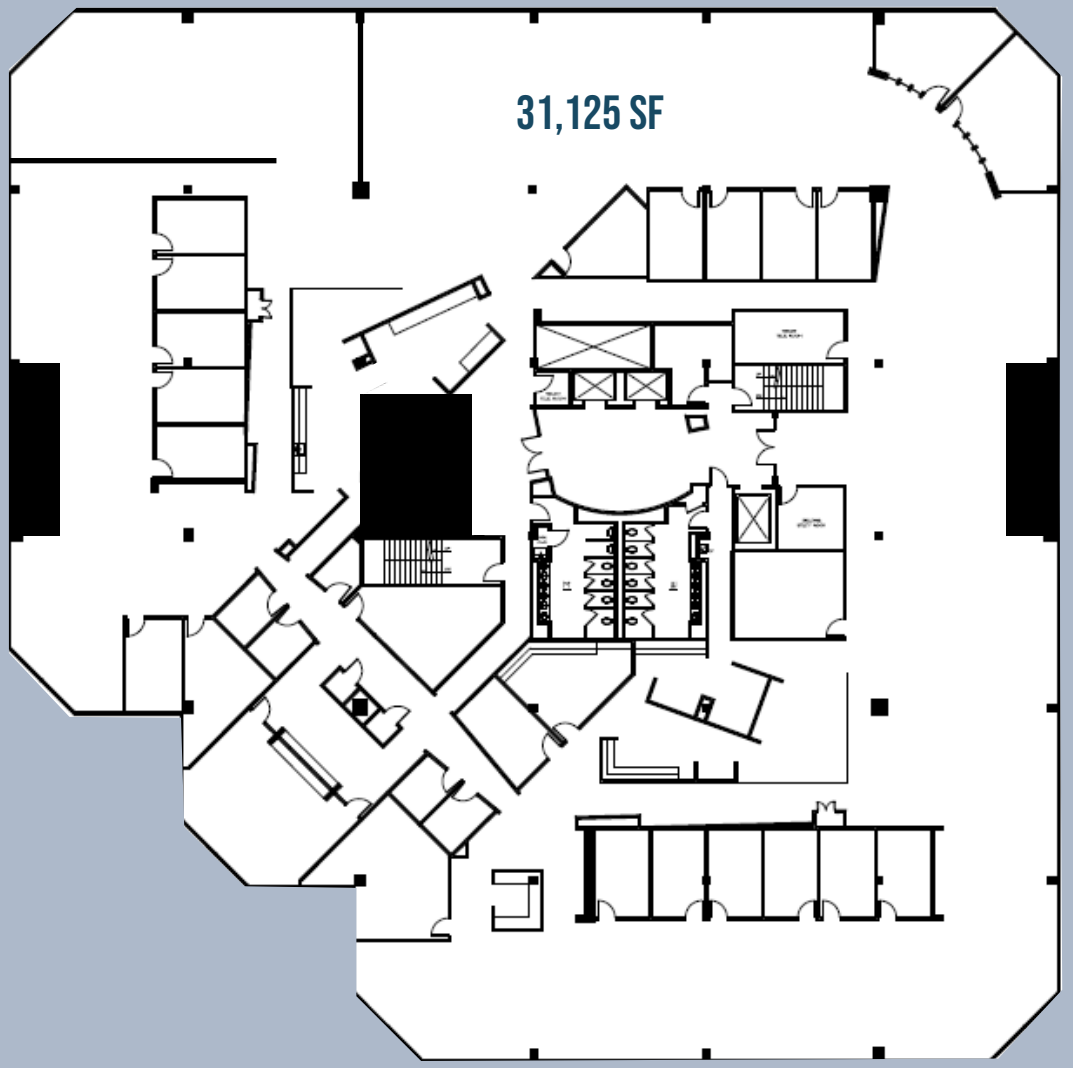
FLOOR PLANS

1ST FLOOR PLAN



FLOOR PLANS

2ND FLOOR PLAN



LOCATION & AMENITIES

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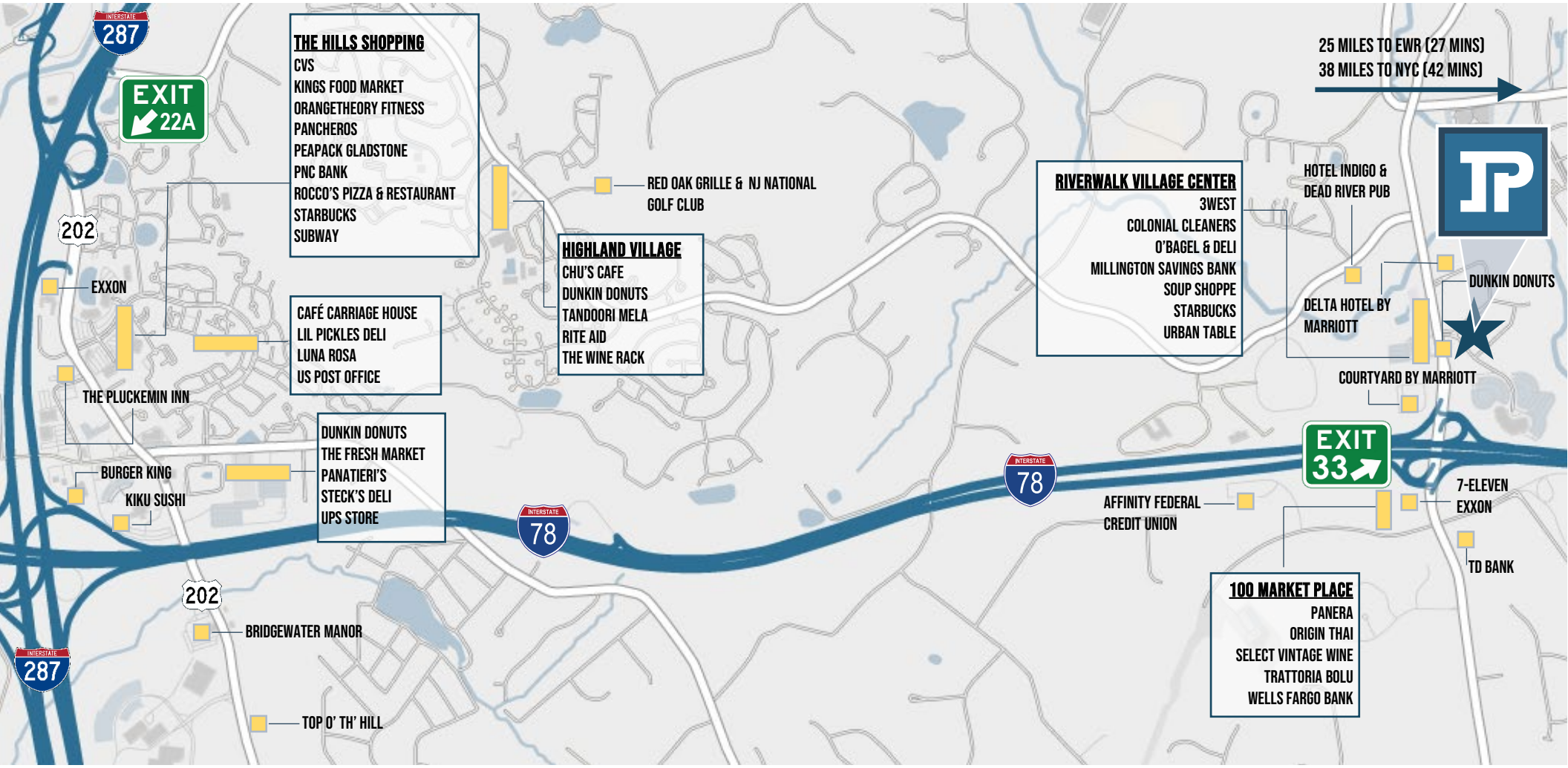

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OWNED BY:

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