

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
- Lease Rate: \$19.25 PSF + \$2 TE

Available Office Spaces

- Suite 106: ±324 SF
- Suite 301: ±980 SF
- Suite 304: ±1,302 SF
- Suite 501: ±6,884 SF
- Suite 501: ±3,332 SF
- Suite 501: ±2,681 SF

Accessibility

- 2.2 MI to Route 3
- 2.4 MI to Route 46

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
Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
Dylan Meade, *Senior Associate*, 973.379.6644 x 115, dmeade@blauberg.com

FOR LEASE | 250 MOONACHIE ROAD | MOONACHIE, NJ

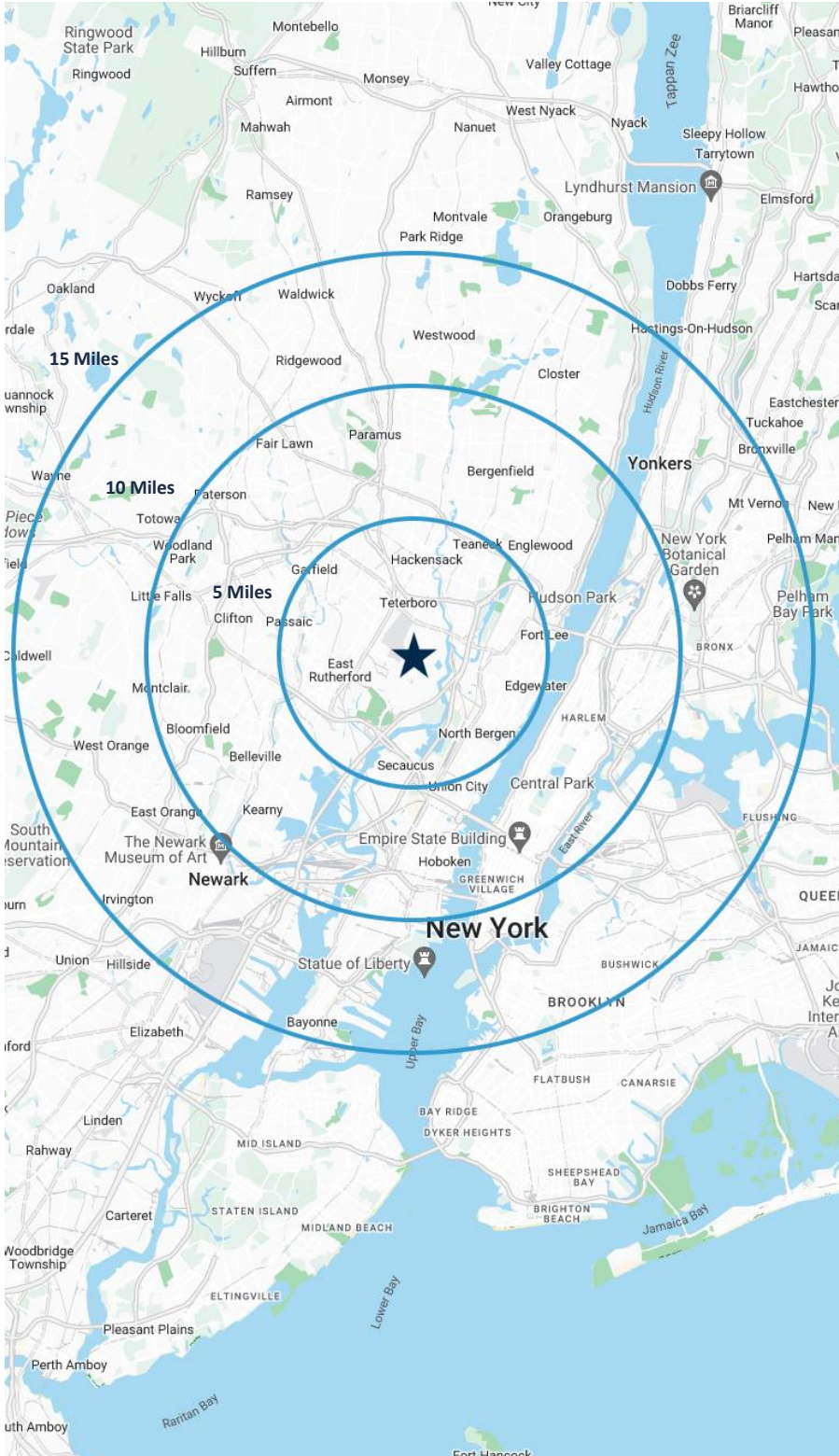
The property is centrally located with convenient access to the New Jersey Turnpike, Route 3, 17 and I-80 and just minutes from New York City via the George Washington Bridge and Lincoln Tunnel. Off site parking is available across the street. Located in Prime Meadowlands Business Park near Xanadu-NJ 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

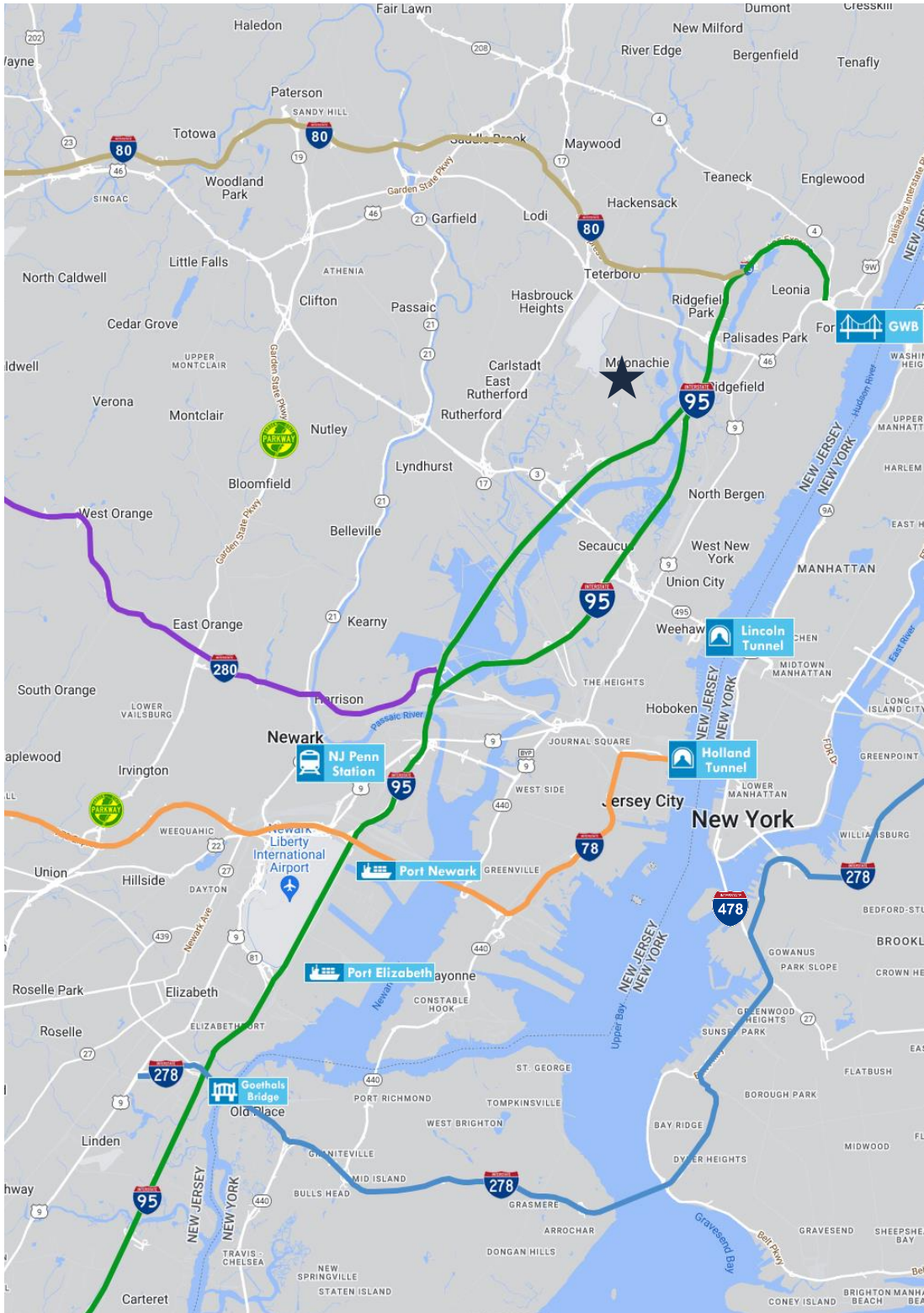
- Total Population: 5.16M
- Households: 2.17M
- Median Household Income: \$101,136
- Average Household Size: 2.3
- Transportation to Work: 2.68M
- Labor Force: 4.26M

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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