



1 S Corporate Dr

1 S Corporate Dr, Riverdale, NJ 07457



COMMERCIAL
INTERIORS
DIRECT
INC



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CID Properties, LLC

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1 S Corporate Dr

\$13.64 - \$16.00 /SF/Yr

Office Flex building upscale area no flood low taxes well managed building current use pharmacy/lab...

- corner location good visibility
- natural light
- private offices with open plan area 9' high ceilings newly renovated move in condition



Rental Rate: \$13.64 - \$16.00 /SF/Yr

Property Type: Flex

Property Sub-type: R&D

Building Class: B

Rentable Building Area: 44,000 SF

Year Built: 1991

Taxes: \$0.13 USD/SF/Mo

Operating Expenses: \$0.13 USD/SF/Mo

Rental Rate Mo: \$1.33 USD/SF/Mo

1st Floor

Space Available	6,720 SF
Rental Rate	\$16.00 /SF/Yr
Date Available	September 01, 2020
Service Type	Triple Net
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

newly renovated office space with large 15' x 40' x 20'H file storage/receiving area close to 23, 287 and 208 no flood this space is located on the first floor with access to 8,000 SF warehouse with 2 loading docks see separate listing for warehouse space

1

1st Floor

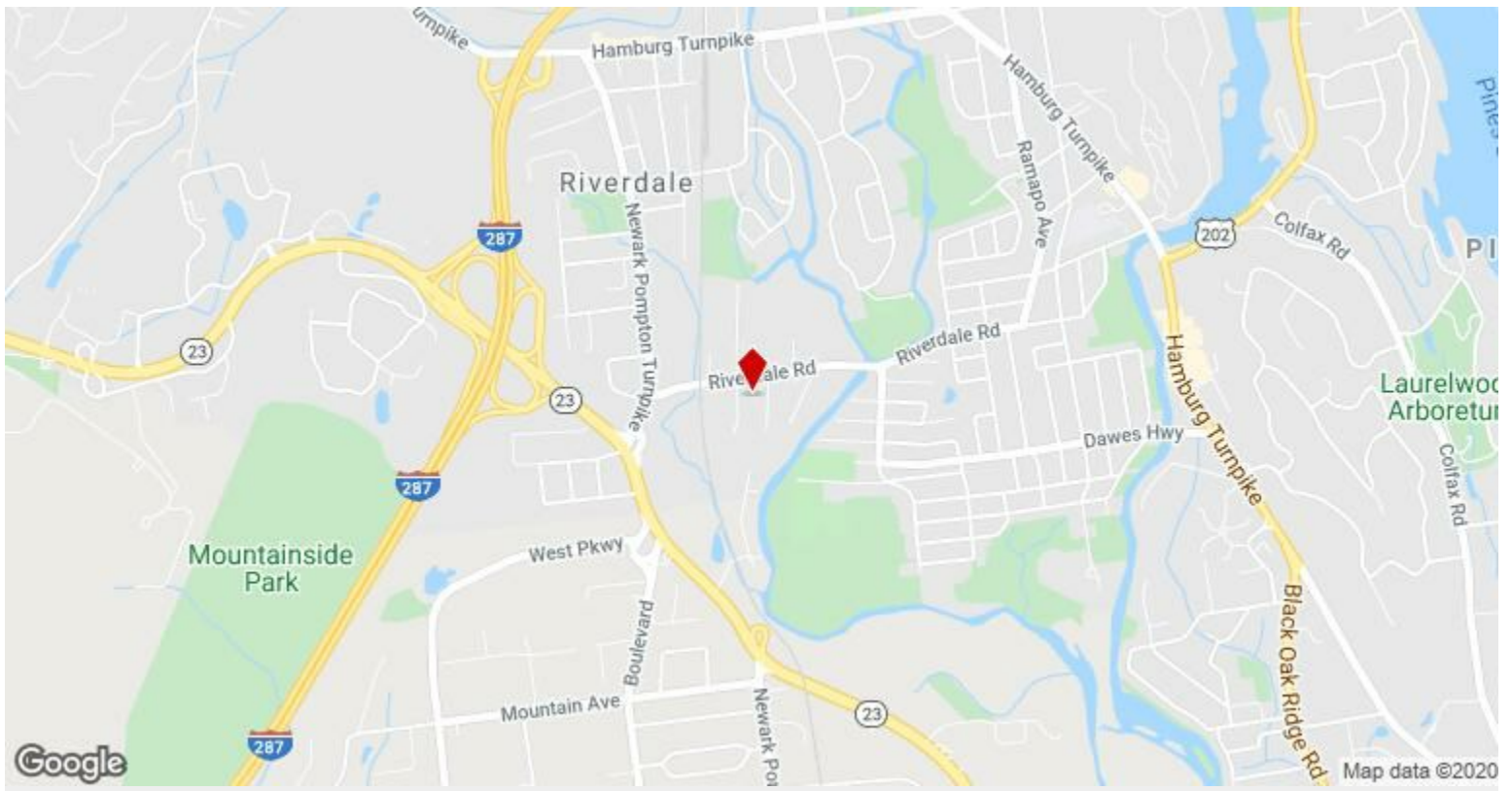
Space Available	14,664 SF
Rental Rate	\$13.64 /SF/Yr
Date Available	September 01, 2020
Service Type	Triple Net
Office Size	6,000 SF
Space Type	Relet
Space Use	Flex
Lease Term	2 Years

newly renovated 6,500 sf office space and 8,000 sf warehouse space 24' high warehouse 2 docks one has portable ramp for drive in access, back up Generator for office area fully wired for voice and data temperature controlled server room and lab. \$13.64 NNN blended for office and warehouse space.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Adam Hall	21,304	
Commercial Interiors Direct, Inc	3,500	
Safari Telecom	5,500	



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Office Flex building upscale area no flood low taxes well managed building current use pharmacy/lab good location for day care center, medical office, physical therapy center additional parking approved for 40 more cars

Property Photos



Reception Area



Conference Room

Property Photos

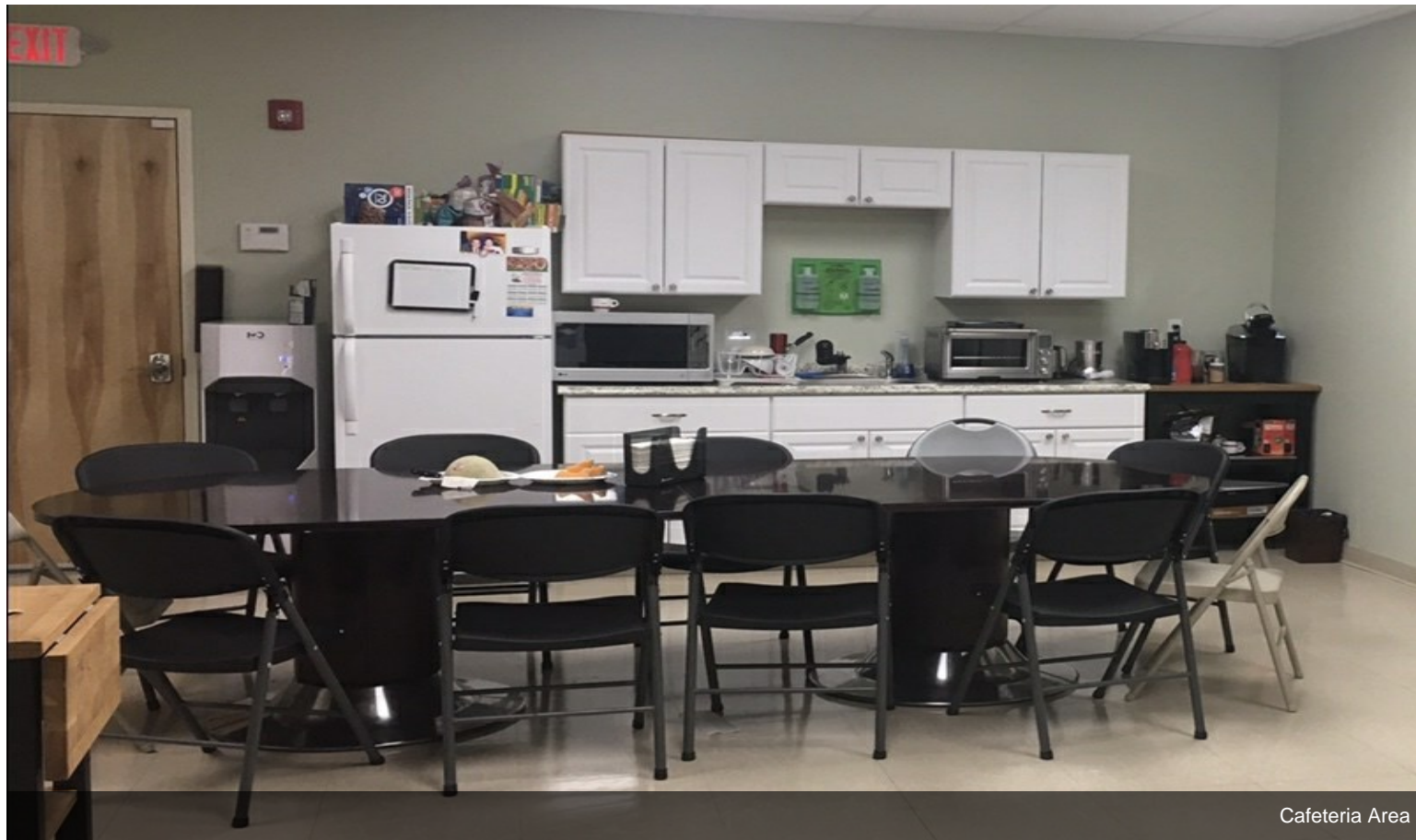


Open Office Area



Lab Room

Property Photos



Cafeteria Area



Storage Room

Property Photos

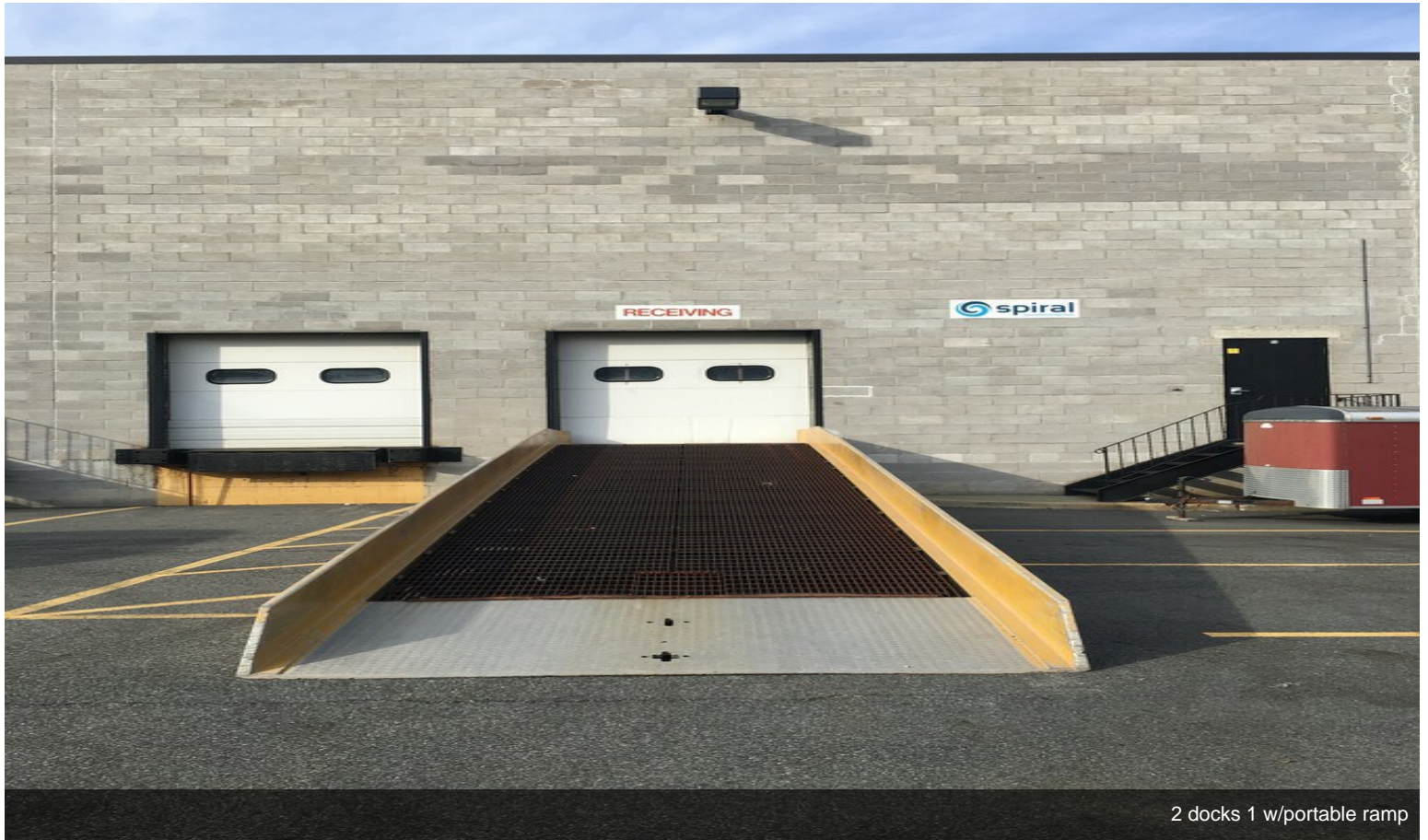


Ware House

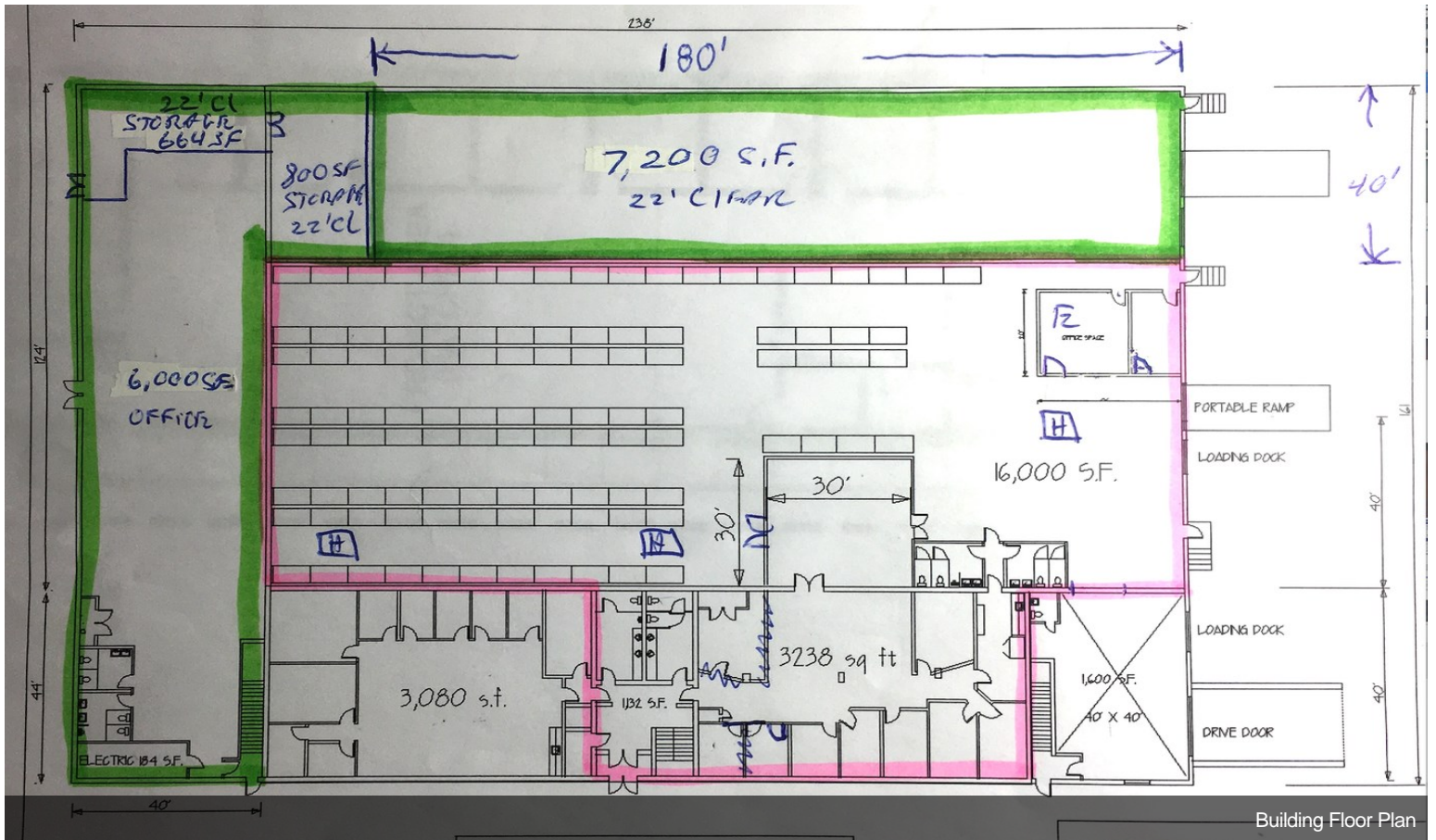


Ware House Loading Docks

Property Photos



2 docks 1 w/portable ramp



Property Photos



Office Area Floor Plan