

## 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

### Available Office Spaces

- Suite 303: ±992 SF
- Suite 400: ±15,955 SF
- Suite 401: ±8,804 SF
- Suite 501: ±10,215 SF
- Suite 501-A: ±3,372 SF
- Suite 502: ±2,681 SF

### Available Office Spaces

- \$19.25 PSF + \$2 Tenant Electric

For additional property information or to arrange an inspection, please contact the exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer**, 973.379.6644 x 122, [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)

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**Dylan Meade, Associate Director**, 973.379.6644 x 115, [dmeade@blauberg.com](mailto:dmeade@blauberg.com)



## FOR LEASE | 250 MOONACHIE ROAD | MOONACHIE, NJ

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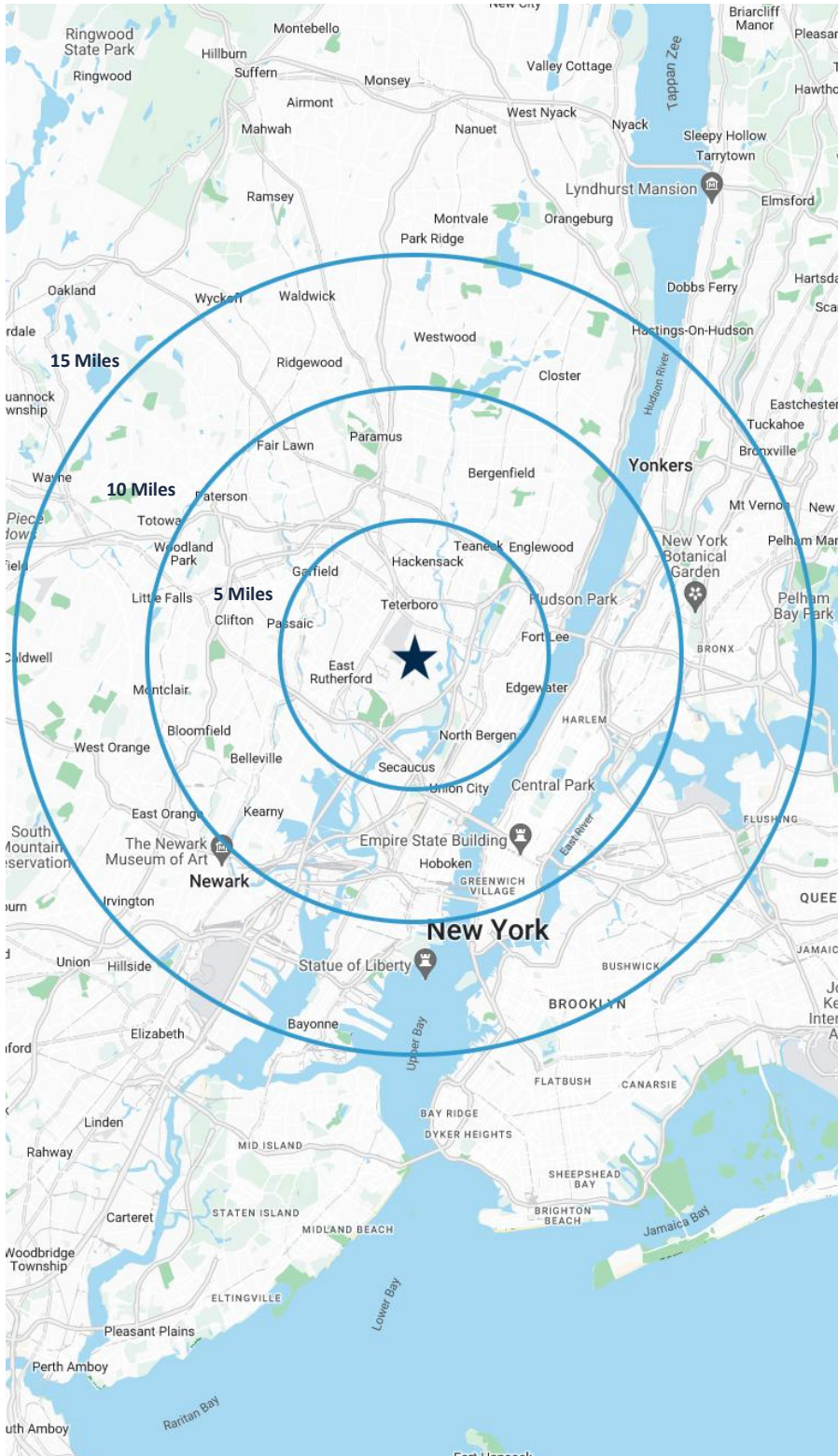
The property is centrally located with convenient access to the New Jersey Turnpike, Route 3, 17 and I-80 and just minutes from New York City via the George Washington Bridge and Lincoln Tunnel. Off site parking is available across the street. Located in Prime Meadowlands Business Park near Xanadu-NJ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

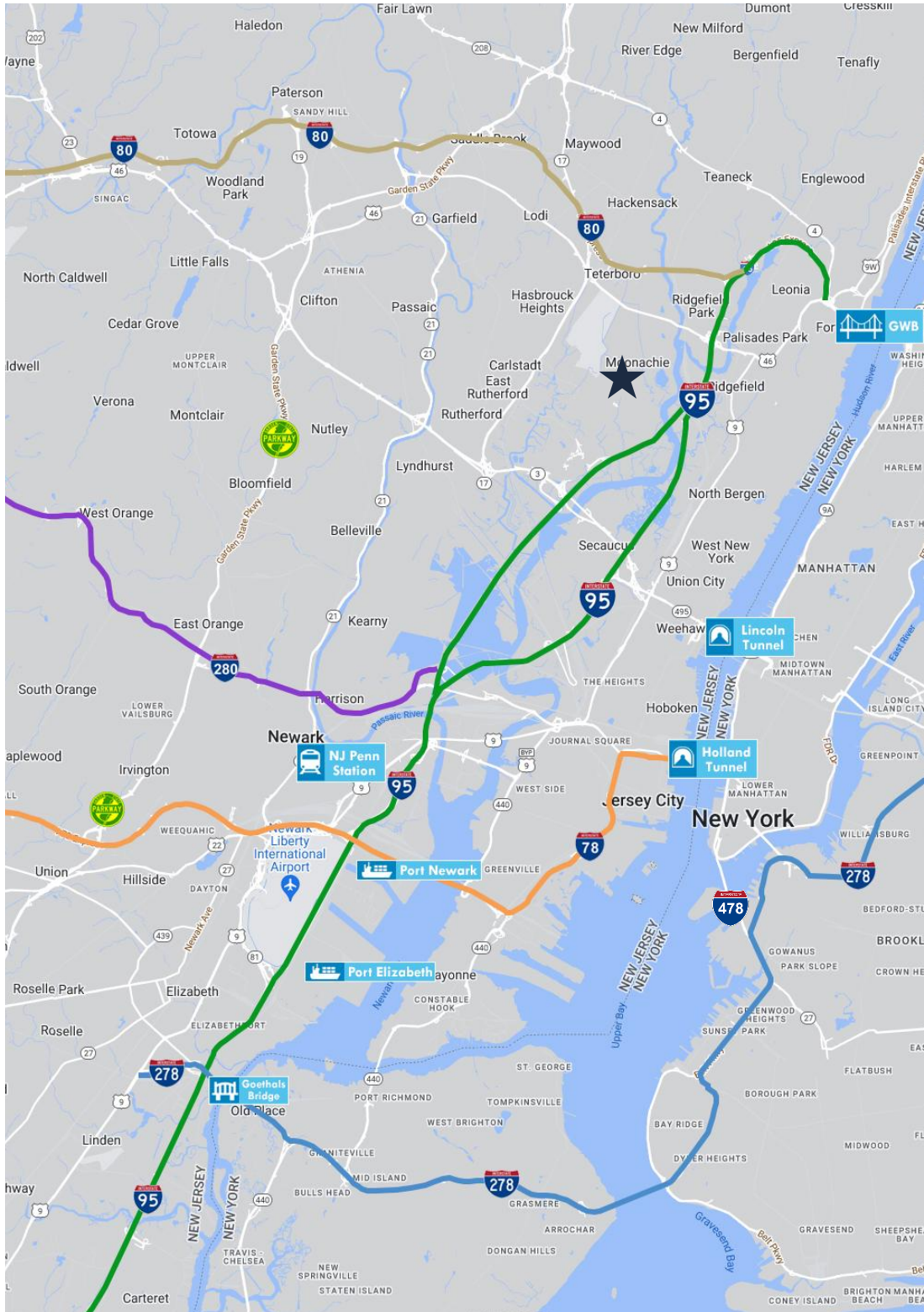
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## ACCESSIBILITY

 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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