



Allendale

corporate center

cbre.us/AllendaleCorporateCenter

Premier flex campus in northern Bergen County

CBRE

campus specifications

AREA	Approximately 53 acres	BAY SIZE	31 x 56
TOTAL PARK SIZE	550,000 total square feet	HEAT	Individual gas-fired units
CEILING HEIGHT	21 feet	LIGHTING	Upgraded metal halide lighting
FLOOR LOAD	200 lbs.	OFFICE AC	The office space has an HVAC unit on the roof
FAÇADE	Enlarged iron spotted brick façade with exterior brick on block with insulation cavity	ELECTRIC	Rockland Electric: 400–3600 amps at 480 volts, three-phased four-wire service
SLAB	5 inch concrete	WATER	United Water Company
DOCKS	Each dock features a leveler with a 25,000 lbs. static load. Docks are located approximately every 8,500 square feet and are recessed under a soffit. All docks are covered and sprinklered with 10'x10' doors.	GAS	PSE&G
TRAILER DEPTH	80 feet	ACCESS	Tenants have 24/7 access
WINDOWS	Thermal pane insulated glass windows, every third window is operable. Mullions are approximately four feet.	THE AREA	Allendale Corporate Center is adjacent to a 100 acre nature preserve and is minutes from downtown Allendale and Route 17 retail.



building availabilities



50 Commerce Drive
Building Size: ± 44,040 sq. ft.
Availabilities: Partial First: 13,743 sq. ft.



25 Commerce Drive
Building Size: ± 68,458 sq. ft.
Availabilities: None



80 Commerce Drive
Building Size: ± 45,370 sq. ft.
Availabilities: Partial First: 11,266 sq. ft.



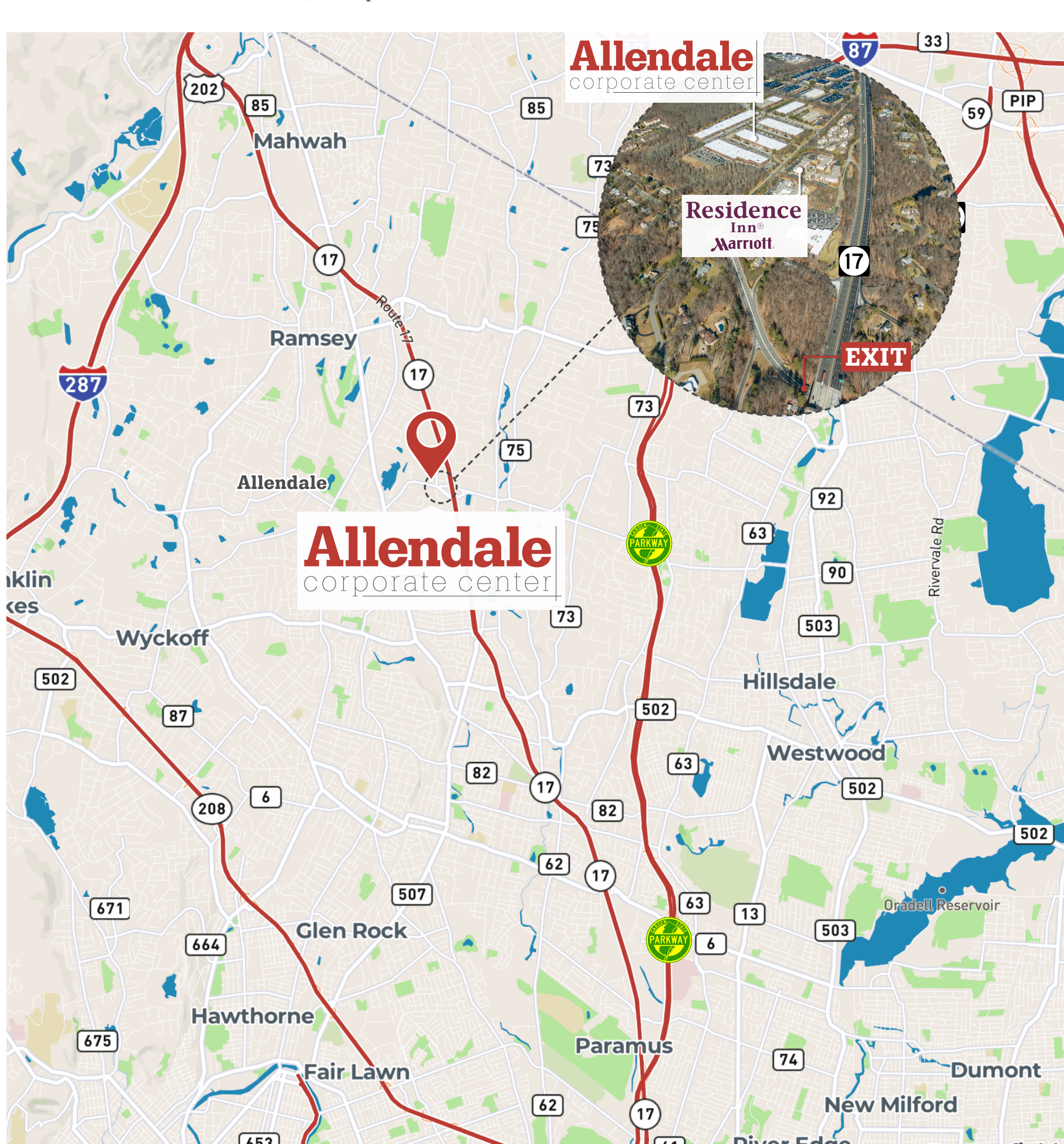
110 Commerce Drive
Building Size: ± 45,752 sq. ft.
Availabilities: None



40 Boroline Road
Building Size: ± 107,776 sq. ft.
Availabilities: Partial First: 23,000 sq. ft.
Partial Second: 11,611 sq. ft.
Partial Second: 6,388 sq. ft.



90 Boroline Road
Building Size: ± 78,007 sq. ft.
Availabilities: Partial First: ± 20,000 sq. ft.



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