

77 MOONACHIE AVENUE

Moonachie, New Jersey

FOR LEASE



IMMEDIATE OCCUPANCY

± 105,118 SF on 4.80 Acres

TWO UNITS AVAILABLE

- **Unit 1 49,161 SF**
- **Unit 2 55,957 SF**



99 Wood Avenue South, 8th Floor, Iselin, NJ 08830 | +1 732 623 4700
One Meadowlands Plaza, 7th Floor, East Rutherford, NJ 07073 | +1 201 935 4000
cushmanwakefield.com



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Property Overview

Total Size

± 105,118 SF on 4.80 Acres

Two Units Available

- Unit 1 (Front Unit) 49,161 SF
- Unit 2 (Rear Unit) 55,957 SF
(inclusive of 15,863 SF 2nd Floor)

Loading

8 Tailgate Docks

Sprinkler

ESFR

Parking Total

104 Cars

Taxes & CAM

\$3.31/SF

Call for Pricing



Featuring



28' Clear Ceiling
Height



LED
Lighting



Corporate HQ Street
Presence



Modern Dock
Packages



New landscaping
and parking lot
improvements

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Featured Availability $\pm 105,118$ SF in Two Units:

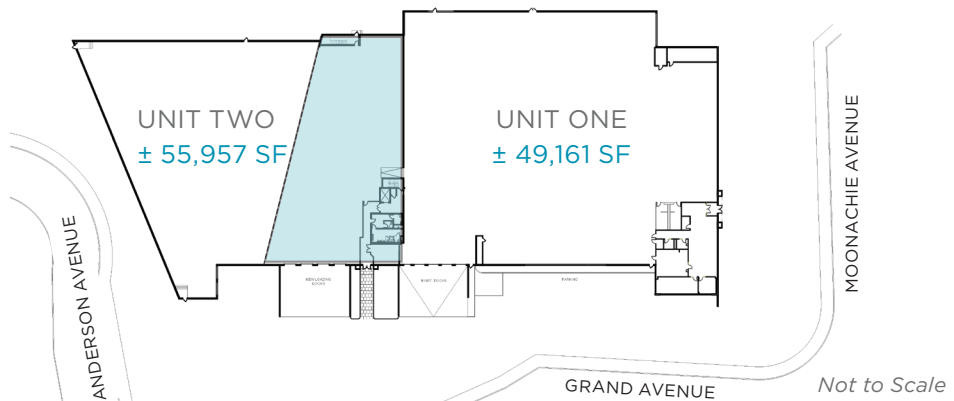
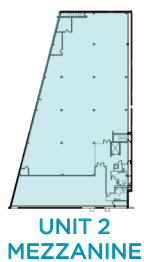


UNIT SIZE	$\pm 55,957$ SF
OFFICE AREA	$\pm 3,979$ SF
MEZZANINE	$\pm 11,884$ SF
CEILING HEIGHT	17' 8" to 25' 4"
LOADING	4 Tailgate Docks
POWER	2,000 Amps



UNIT SIZE	$\pm 49,161$ SF
OFFICE AREA	$\pm 3,107$ SF
CEILING HEIGHT	28'
LOADING	4 Tailgate Docks
POWER	2,500 Amps

Floor Plan



Interior Photos



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Conveniently Located

**New Jersey Transit Bus
Line 163**

Cor. of Property

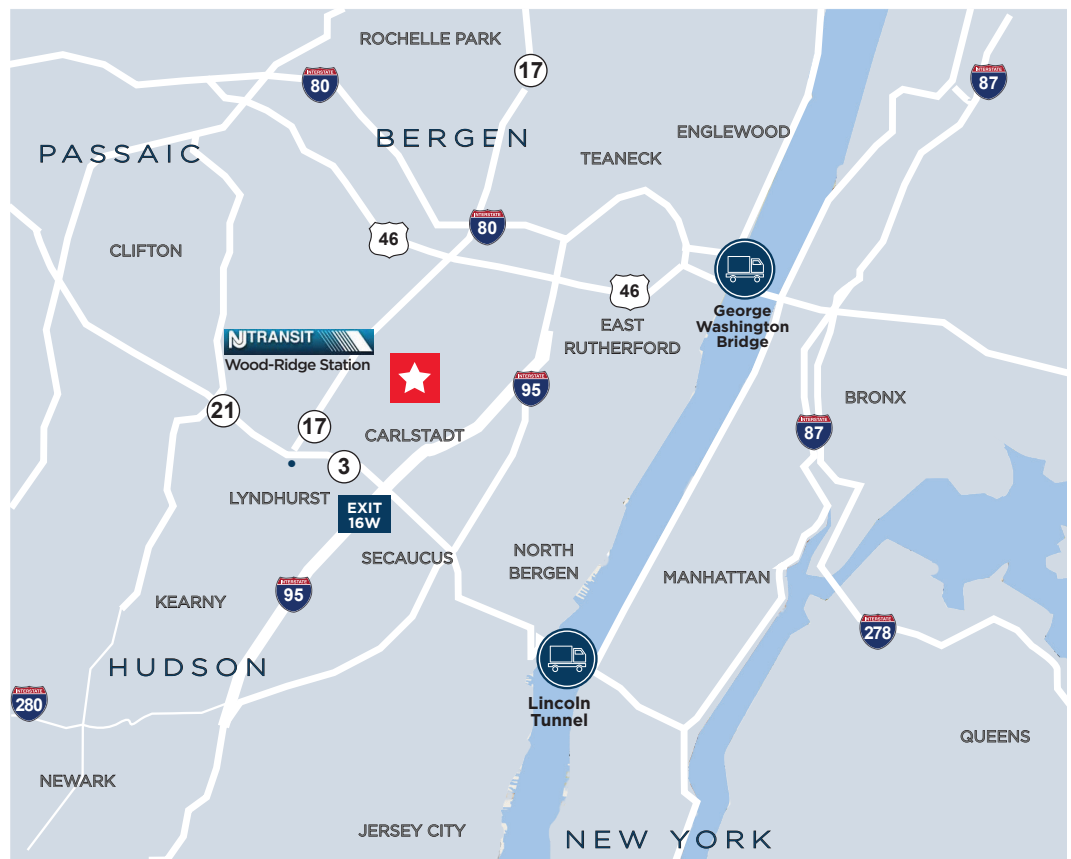
**New Jersey Transit
Wood-Ridge Station**
0.5 Miles

NJ Turnpike Exit 16W
4.2 Miles

NYC, via Lincoln Tunnel
7.2 Miles

George Washington Bridge
8 Miles

Port Elizabeth/Newark
16 Miles



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