FOR LEASE

HIGH STREET CORPORATE CENTER

THREE PEARL COURT

Allendale, NJ 07401





41,500 SQ. FT. AVAILABLE

OFFICE, WAREHOUSE, LABORATORY/TECHNOLOGY AND DISTRIBUTION SPACE

BUILDING STRENGTHS

- + Free-standing building
- + Entire building is air conditioned
- + Epoxy-coated floors
- + Insulated overhead doors
- + Easily divisible
- + Corporate campus setting
- + Available pool of deep lab/tech labor
- + Proximate to NYC
- + Strategic access to regional consumer base
- + Strong, stable ownership
- + Quality construction specifications



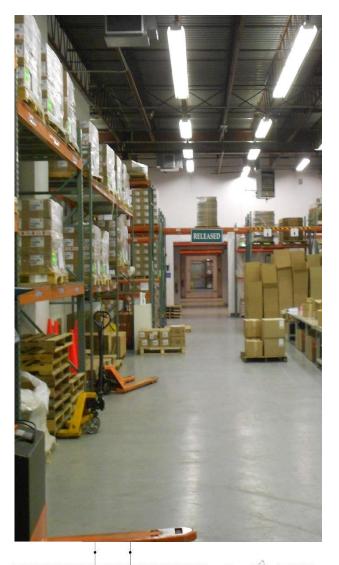


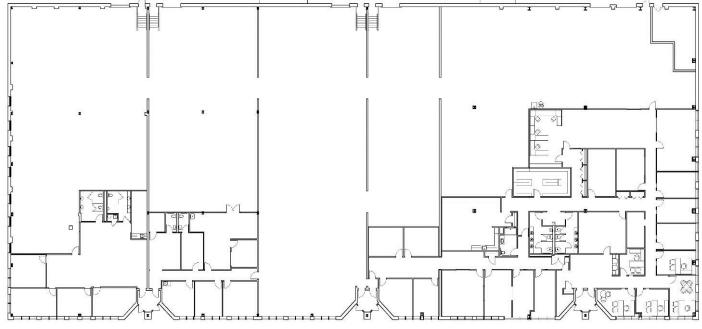
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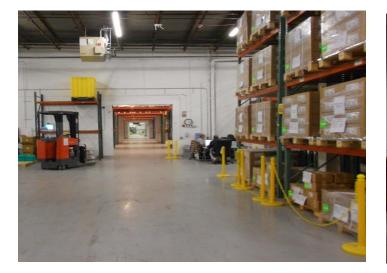
BUILDING SPECIFICATIONS

Gross Leasable Area	41,500 sq. ft.
Office Area	13,832 sq. ft.
Base Rent	\$9.85 per sq. ft.
Taxes (2017)	\$2.23 per sq. ft.
CAM (2017)	\$1.87 per sq. ft.
Year Built	1978
Property Zoning	Industrial (E)
Column Spacing	50′ w x 30′ d
Ceiling Height	18' clear
Loading	6 tailboard loading docks
Power	± 2,100 Amps
Parking	83 spaces
Sprinklers	Wet
Water	Suez
Sewer	Municipal
Gas	PSE&G
Electric	Rockland Electric





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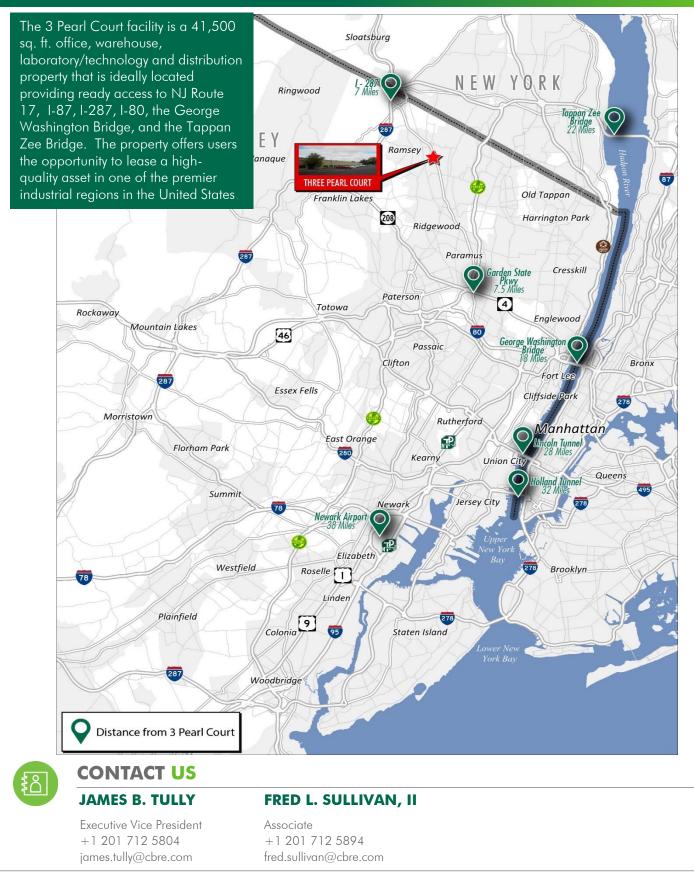








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