

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



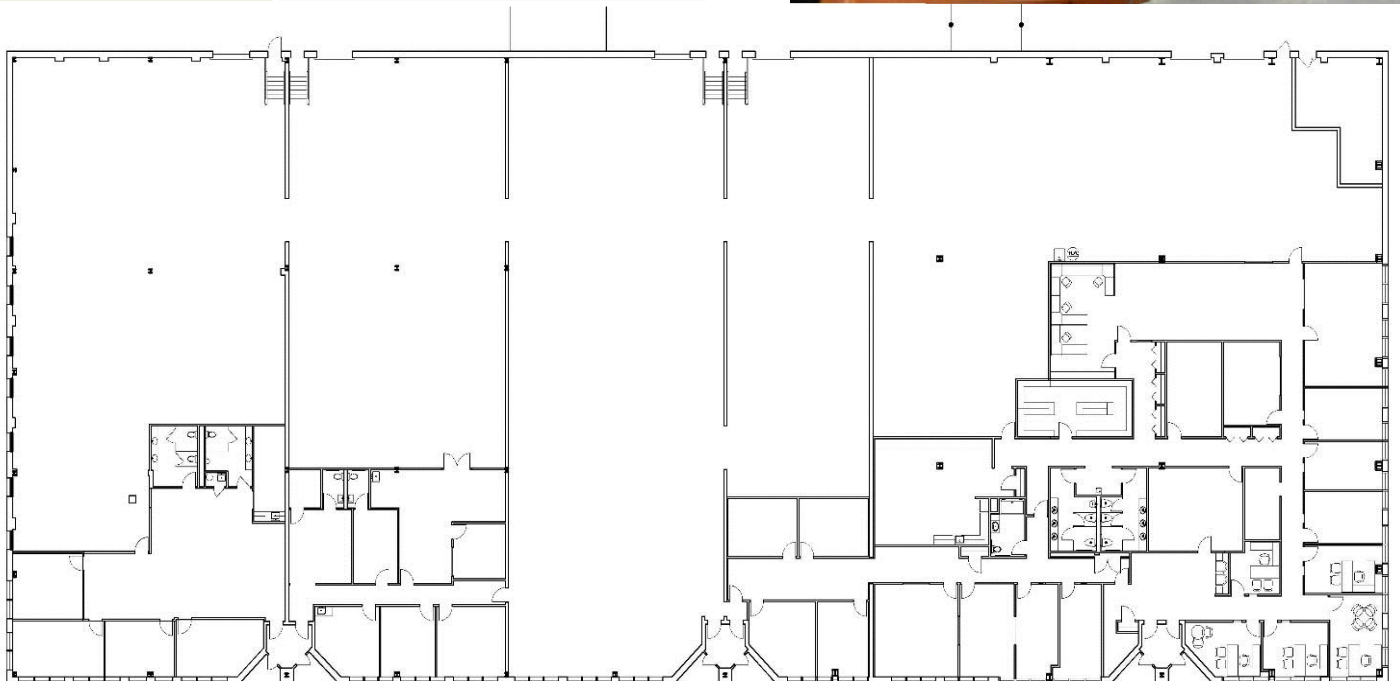
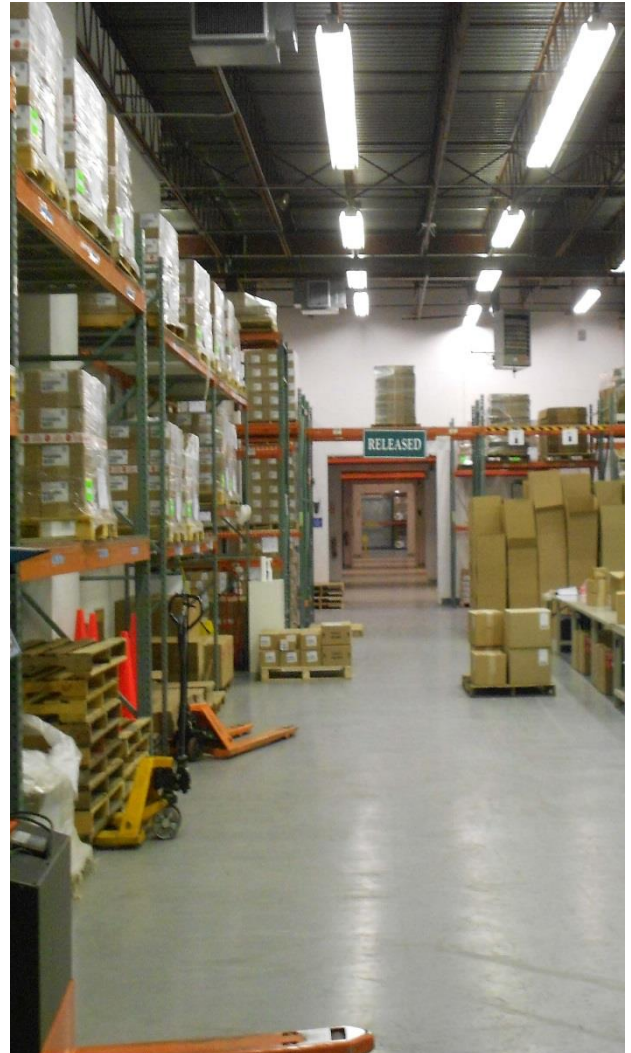
[www.cbre.com](http://www.cbre.com)

**CBRE**

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## BUILDING SPECIFICATIONS

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



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