FOR SUB-LEASE

11 GRAPHIC PL. MOONACHIE, NJ

9,636+/- SQ. FT. INDUSTRIAL PROPERTY

CONTACT EXCLUSIVE BROKER

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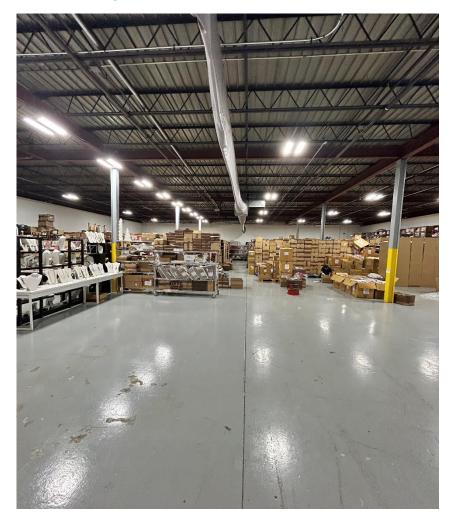




Property

11 GRAPHIC PLACE // MOONACHIE, NJ

Team Resources, as exclusive agent, is pleased to present this fully air-conditioned industrial property of 9,636 +/- Sq. Ft. on .55 acres for sub-lease through December 2026. Minutes to Routes 17, 46 & I-80.



Description	
Available Space:	9,636 +/- sq. ft.
Office:	1,990 +/- sq. ft.
Ceiling Height:	14' clear
Loading Doors:	1 Drive-In Door (12' x 12')
Power:	400 a/240v/3 Phase
Sprinklers:	wet
Parking:	12 car off-street parking
Lease Rate:	\$16.00 NNN psf
Taxes/Opex:	\$4.37 +/- psf
Term:	Through 12/31/2026

PROXIMITY TO KEY LOCATIONS

GW Bridge:	6 +/- miles
Lincoln Tunnel:	8 +/- miles
NJ TPKE:	9 +/- miles
Port Newark:	13 +- miles

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All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commission due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

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