

FOR SUB-LEASE

11 GRAPHIC PL.

MOONACHIE, NJ



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

CONTACT EXCLUSIVE BROKER

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11 GRAPHIC PLACE

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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.



Property 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
Occupancy:	60 days

PROXIMITY TO KEY LOCATIONS

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

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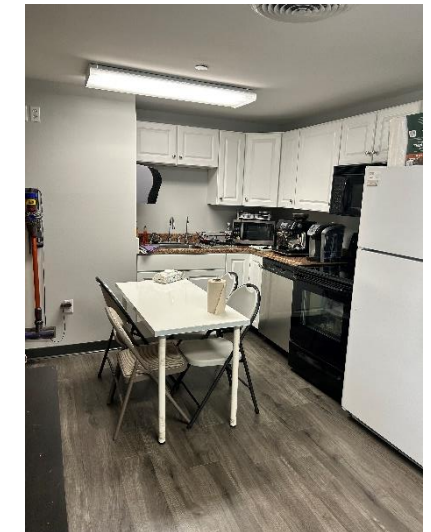
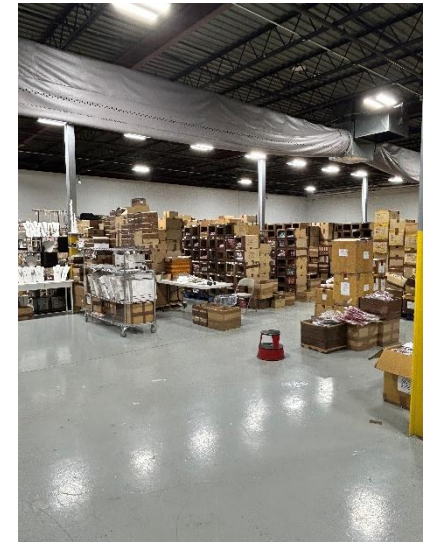
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