



- Commercial
- Residential
- Mission Critical

# AVAILABLE FOR LEASE

24 Empire Boulevard  
Moonachie, NJ



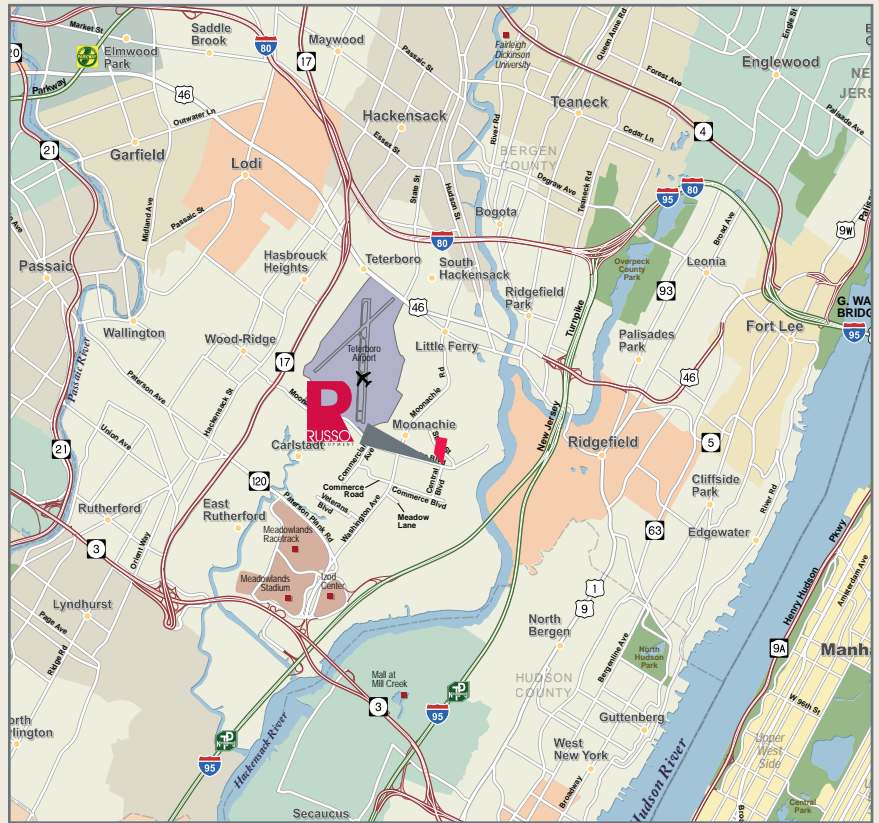
## Available for Lease

Warehouse	36,175 SF
First Floor Office	4,992 SF
Second Floor Office	4,992 SF
<b>Total</b>	<b>46,159 SF</b>

## space description

Building Type:	Office /Warehouse
Building Area:	41,058 SF
Land Area:	2.11 acres
Bay Size:	40' x 48'
Zoning (NJMC):	Light Industrial "B" and Distribution
Use Group:	S-1Moderate, B-Business
Construction Class:	2C-Non Combustible
Ceiling Height:	20'8" clear
Parking:	53 Spaces
Loading Docks:	3
Levelers:	2
Utilities:	HVAC - Gas Heat/Electric Cooling
Power:	2,000 AMPS 480/277 three phase
Sprinkler:	.25 GPM/4,000 S.F.
Amenities:	The Warehouse is fully Air-Conditioned

## local map



## For further information, contact:

### Adam M. Pasternack

Director of Leasing  
apasternack@russodevelopment.com

### Michael J. Pembroke

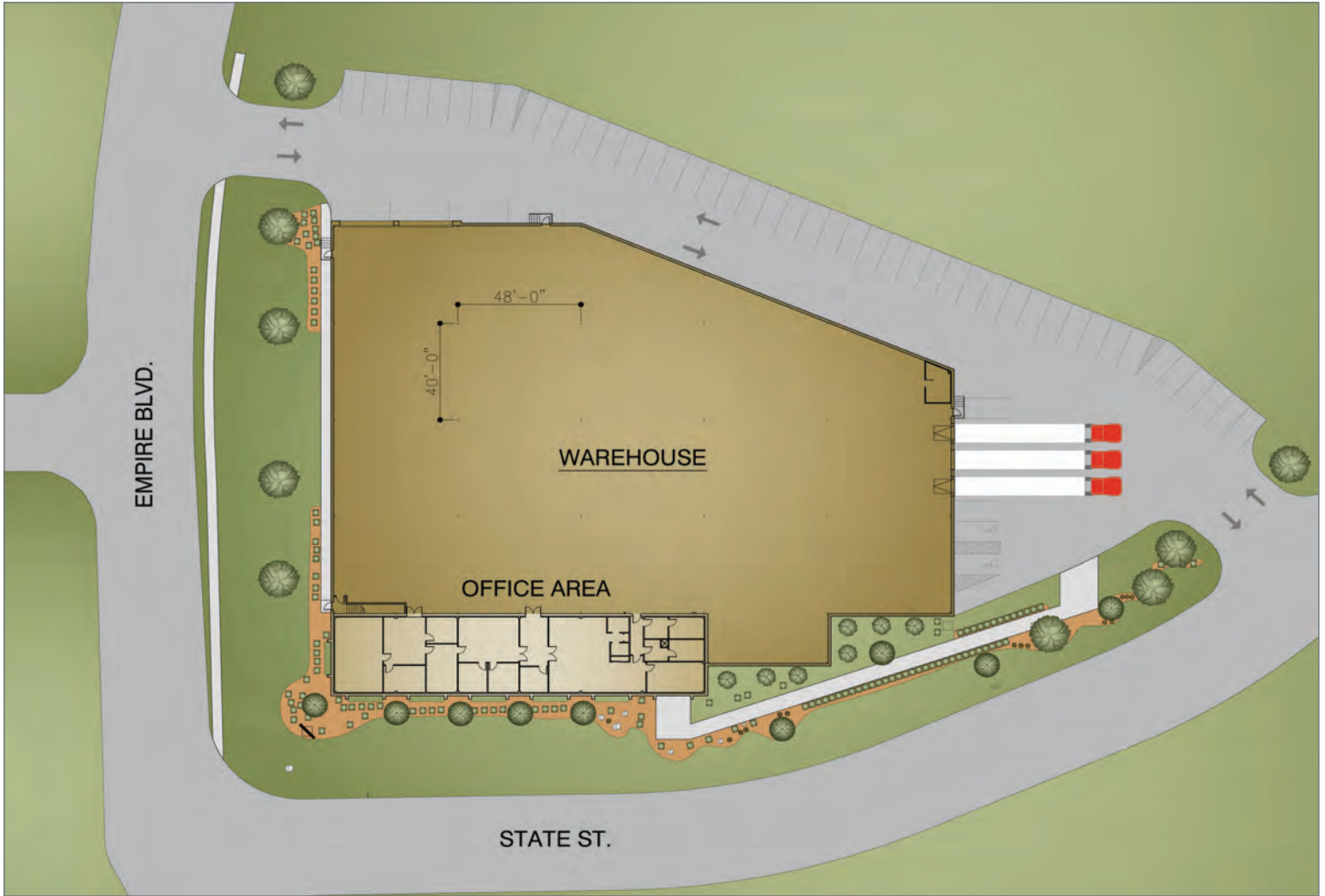
Sr. Vice President - Leasing and Marketing  
mpembroke@russodevelopment.com



- Commercial
- Residential
- Mission Critical

46,159 Square Feet  
 24 Empire Boulevard  
 Moonachie, NJ

## site plan



### available for lease

Unit B	Warehouse	36,175 SF
	First Floor Office	4,992 SF
	Second Floor Office	4,992 SF
	<b>Total</b>	<b>46,159 SF</b>

Loading Docks: 3  
 Car Parking: 53 spaces

### For further information, contact:

**Adam M. Pasternack**  
 Director of Leasing  
 apasternack@russodevelopment.com

**Michael J. Pembroke**  
 Sr. Vice President - Leasing and Marketing  
 mpembroke@russodevelopment.com

570 Commerce Avenue, Carlstadt, NJ | tel 201 487 5657 | www.russodevelopment.com

The foregoing is an invitation to negotiation, is not an offer of sale or lease, and is for general informational purposes only. No warranty or representation, express or implied, is made as to the accuracy of the within information, all of which is subject to errors or omissions. Owner reserves the right without prior notice to withdraw (in whole or in part), change or add to any proposed terms, pricing or conditions for any transaction.