

**FULLY AIR CONDITIONED**

# FOR LEASE

## 75 COMMERCE DRIVE ALLENDALE, NJ

Partnership. Performance.

**Available Space:** 50,244 RSF

Reasonable divisions considered  
1st floor - 31,951 SF (may divide)  
2nd floor - 18,293 SF (large private elevator)

**Year Built:** 1998**Rental Rate:** Negotiable**Ceiling Height:** 21 clear (warehouse)**Loading:** 3 dock high loading doors**Column Spacing:** 65' x 32.75' (ground floor)**Air Conditioning:** Entire space**Parking:** 2.92 cars per 1,000 SF**Power:** Over approximately 1,000 at 460 volts available**Comments:**

- Corporate Image flex building
- Second floor is serviced with a passenger/freight elevator
- Former pharmaceutical packaging space
- Flexible space configurations
- Newly paved parking lot
- Strong capitalized ownership
- Corporate neighbors include: Bosch, Collagen Matrix, Control Associates, Edgewell Personal Care, Eisai, Fuji, Henschel Steinau, Lonza, Martab Medical, PCT, Rising Pharmaceuticals, Stryker Spine, Toshiba, USPS and Volkswagen/Audi
- Located just off Route 17 and near the Garden State Parkway, I-287, I-87 and I-80

For more information, please contact exclusive broker:

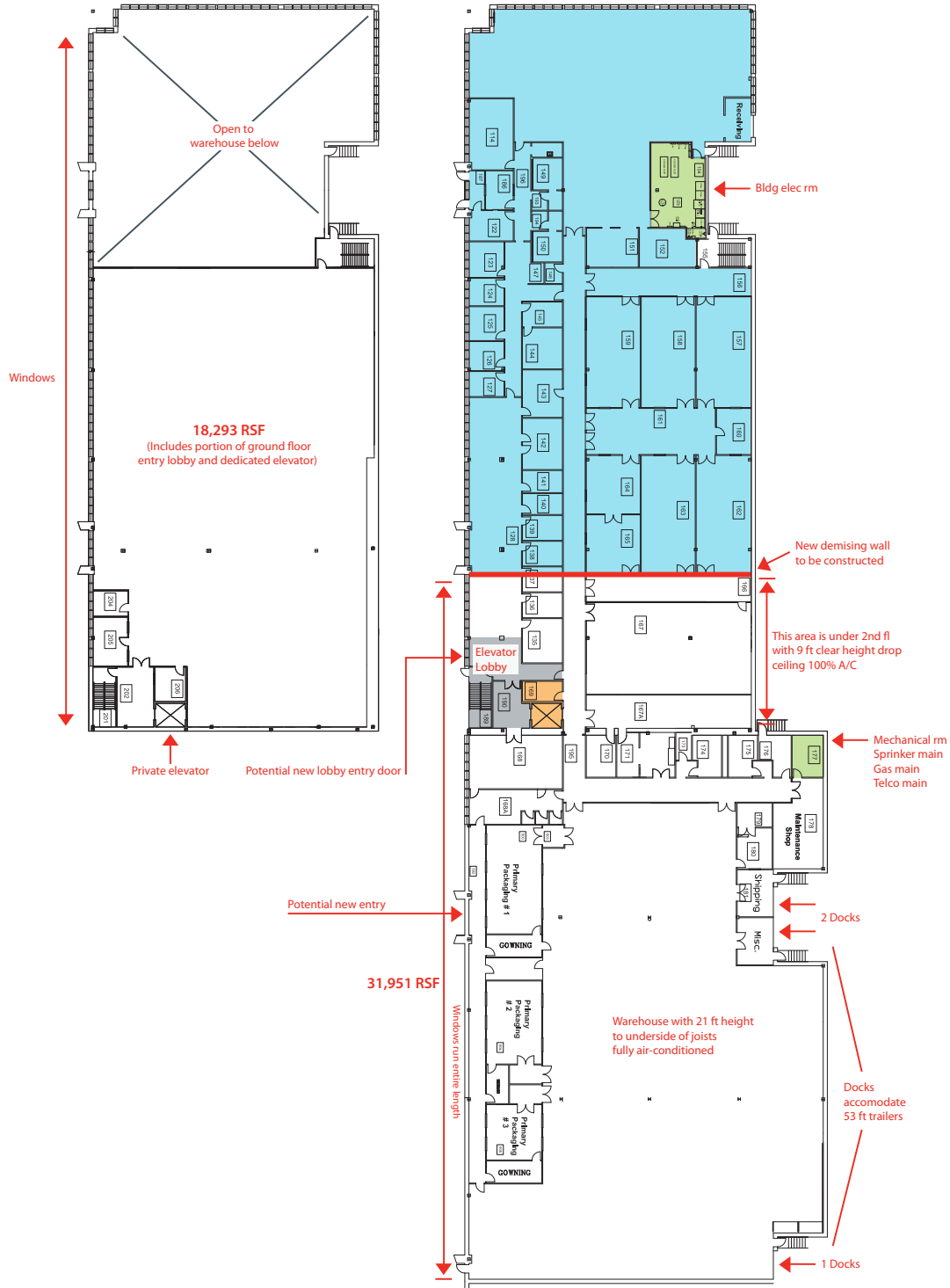
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### Existing Floor Plans with Notes



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## Aerial



## Area Map



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