

# 145 W COMMERCIAL AVE

MOONACHIE, NEW JERSEY | **FOR LEASE**

46,000 SF | IMMEDIATE AVAILABILITY

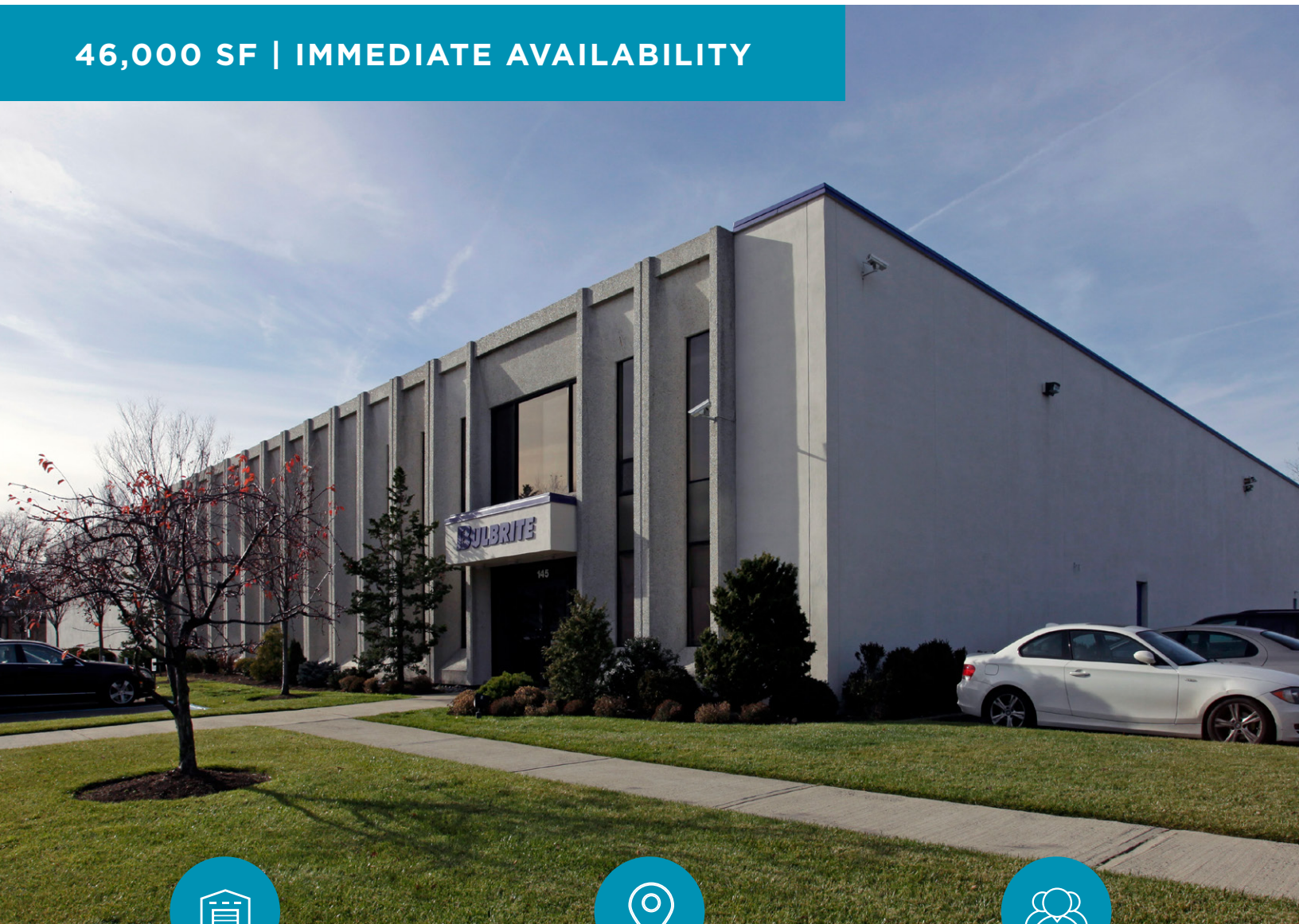


IMAGE  
BUILDING

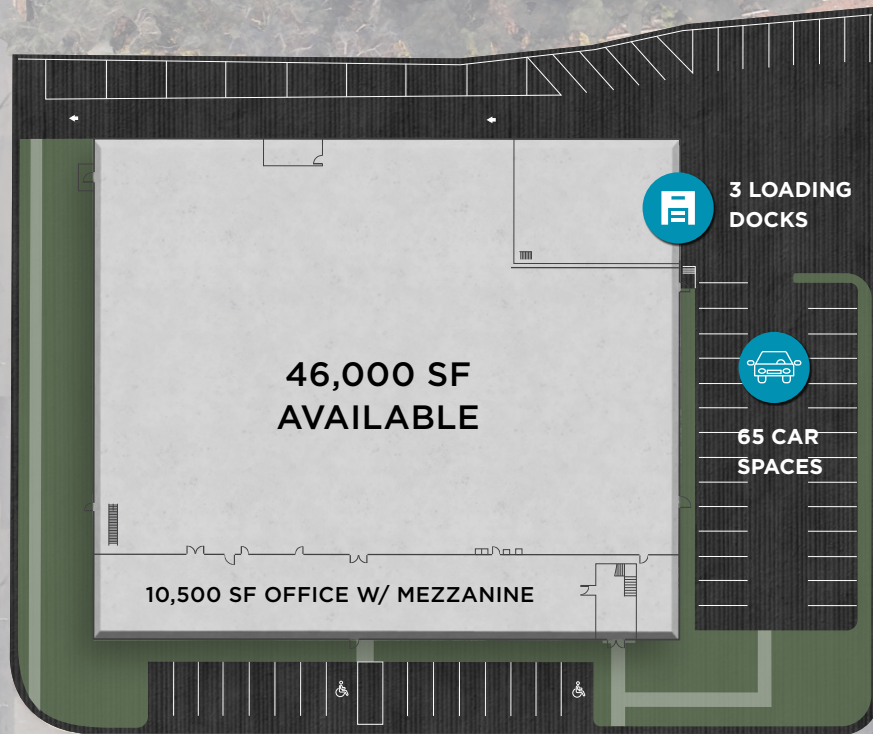


**DIRECT ACCESS**  
TO ROUTE 17, ROUTE 46,  
& NJ TURNPIKE



ROBUST LABOR  
MARKET

WEST COMMERCIAL AVE



46,000 SF  
AVAILABLE

10,500 SF OFFICE W/ MEZZANINE

3 LOADING  
DOCKS

65 CAR  
SPACES

## PROPERTY OVERVIEW

<b>Building Size</b>	46,000 SF	<b>Clear Height</b>	22'
<b>Office Size</b>	10,500 SF on two floors	<b>Car Parking</b>	65 Spaces
<b>Acreage</b>	2.1 Acres	<b>Column Spacing</b>	31' x 31'
<b>Year Built</b>	1975	<b>Sprinkler</b>	Wet
<b>Loading</b>	3 Loading Docks	<b>Power</b>	800 Amps



2ND FLOOR MEZZANINE OFFICE



3 LOADING DOCKS



# EXCELLENT HIGHWAY CONNECTIVITY

A premier Moonachie location that is close proximity to Route 17, Route 46 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 17	1.2 mi
Route 46	2.3 mi
NJ Turnpike	2.8 mi
Interstate 80	3.6 mi
Route 3	3.8 mi
GW Bridge	7.5 mi
Lincoln Tunnel	7.5 mi



**15 Minutes**  
to Lincoln Tunnel



**25 Minutes**  
to GW Bridge



**30 Minutes**  
to Midtown NYC

# DEMOGRAPHICS

10 mile radius from  
145 W Commercial Ave | 2023



**5,110,401**  
Total Population



**2,128,546**  
Total Households



**2.33**  
Avg Household Size



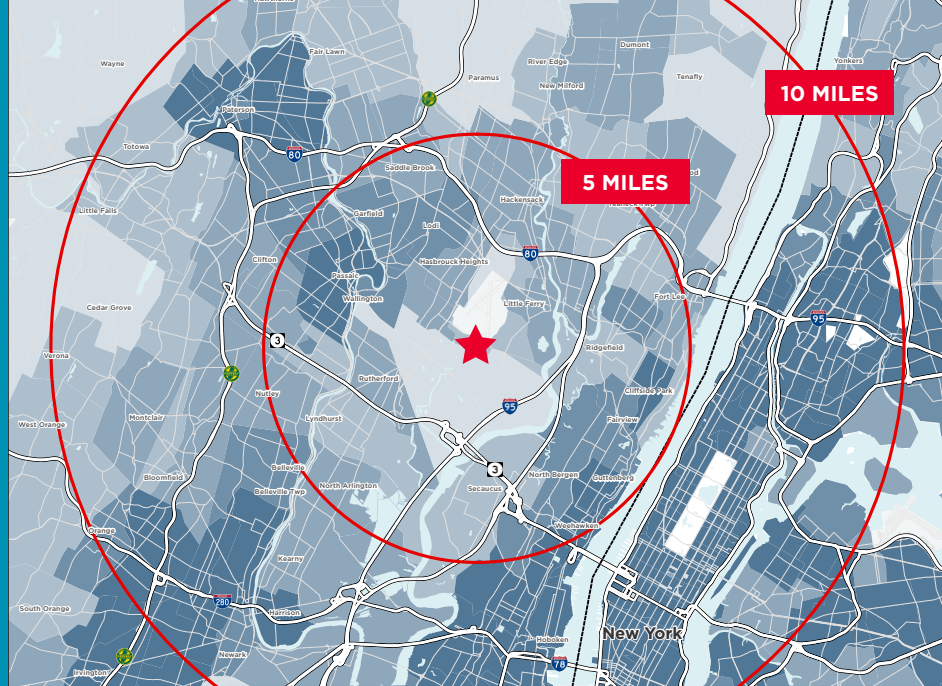
**\$130,197**  
Avg Household Income



**37.6**  
Median Age



**\$768,068**  
Avg Home Value



**6,432,266** Total Daytime Population

**60%** Daytime Population: Workers

**40%** Daytime Population: Residents

**20,490.8** Daytime Population Density (Pop/sq mi)

**230,435** Total (SIC01-99) Businesses

**3,391,933** Total (SIC01-99) Employees

## Warehouse Workers Resident Density (Per Sq. Mi.)



# CONTACT US

FOR MORE INFORMATION

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