

13 MANOR ROAD

EAST RUTHERFORD, NEW JERSEY 07073



AVAILABLE FEBRUARY 2027

202,490 SF FOR LEASE

DIVISIONS POSSIBLE | ACTIVE RAIL SERVICE



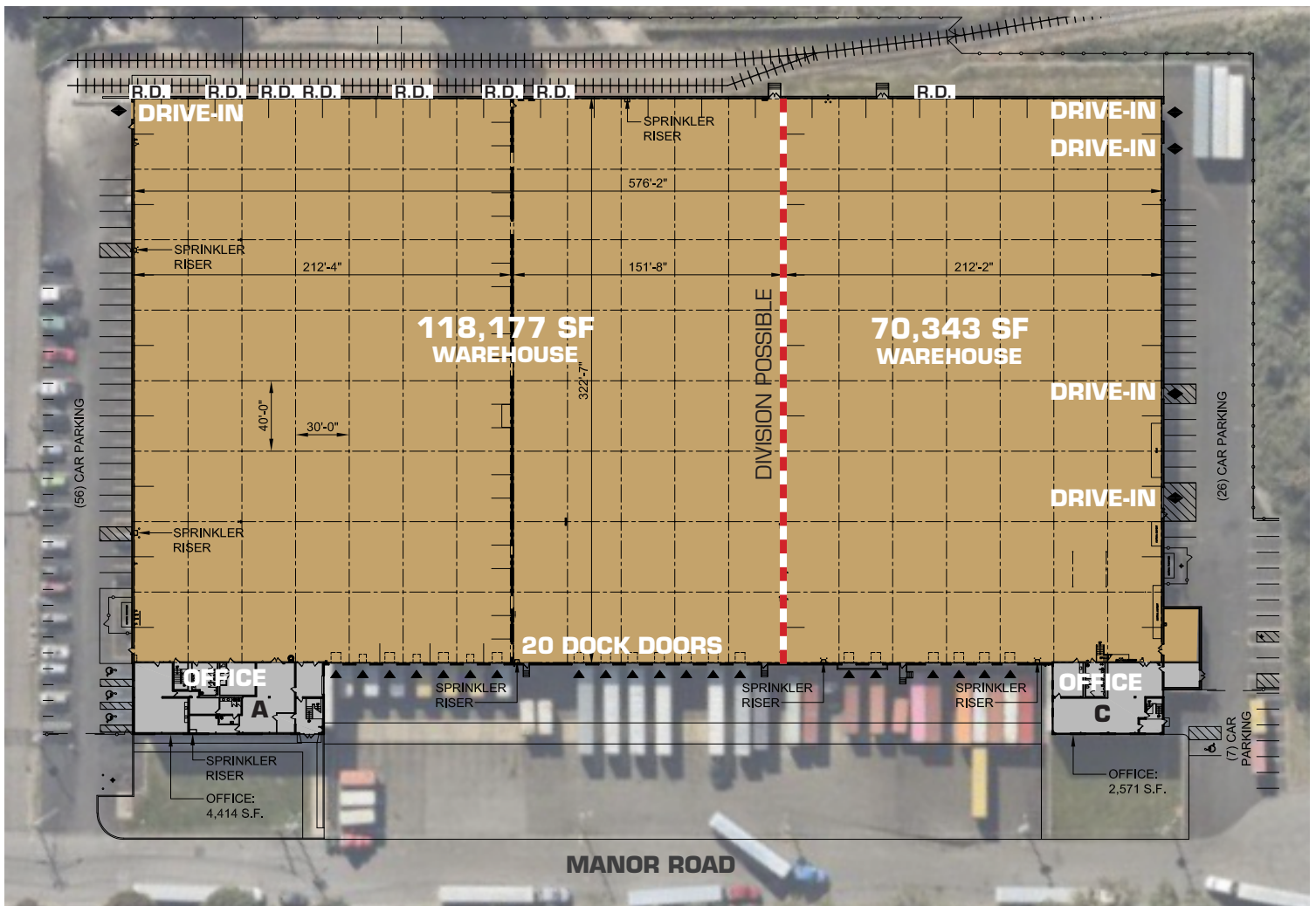
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CBRE



PROPERTY SPECIFICATIONS

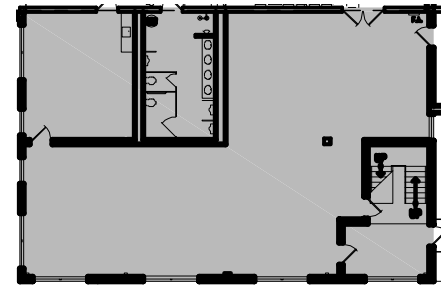
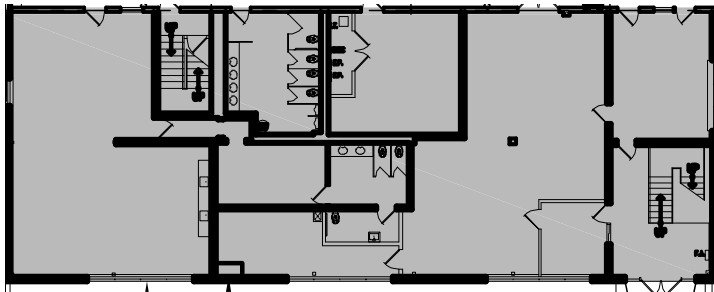
Building Size	202,490 SF	Rail	Active, "Norfolk Southern"
Building Dimensions	576' x 322'	Rail Doors	8
Office	7%	Car Parking	84
Ceiling Height	20' Clear	Sprinkler	ESFR
Column Spacing	40' x 30'	Power	1600 Amps at 120/208 Volts 1600 Amps at 277/480 Volts
Dock Doors	20 Total 16 (8' x 10') & 4 (9' x 10') Fully equipped with 40,000 lb mechanical levelers	Lighting	25' FC at 3' AFF LED with Motion Sensors
Drive-in Doors	5	Occupancy	February 2027



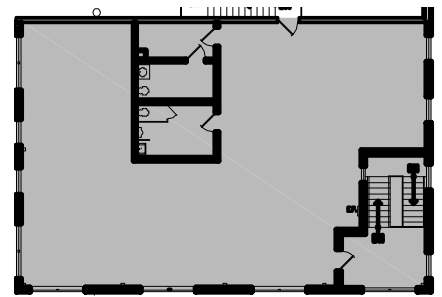
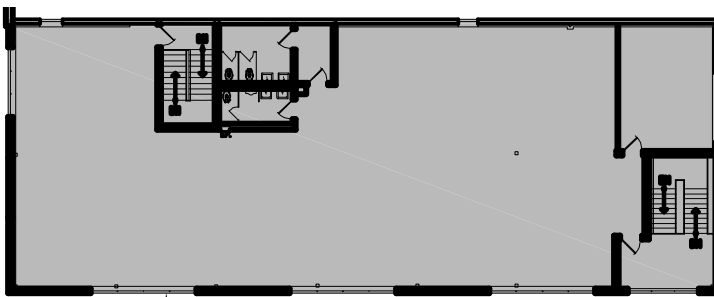
OFFICE PLANS

Total Office 13,970 SF

Unit A Office:
8,828 SF

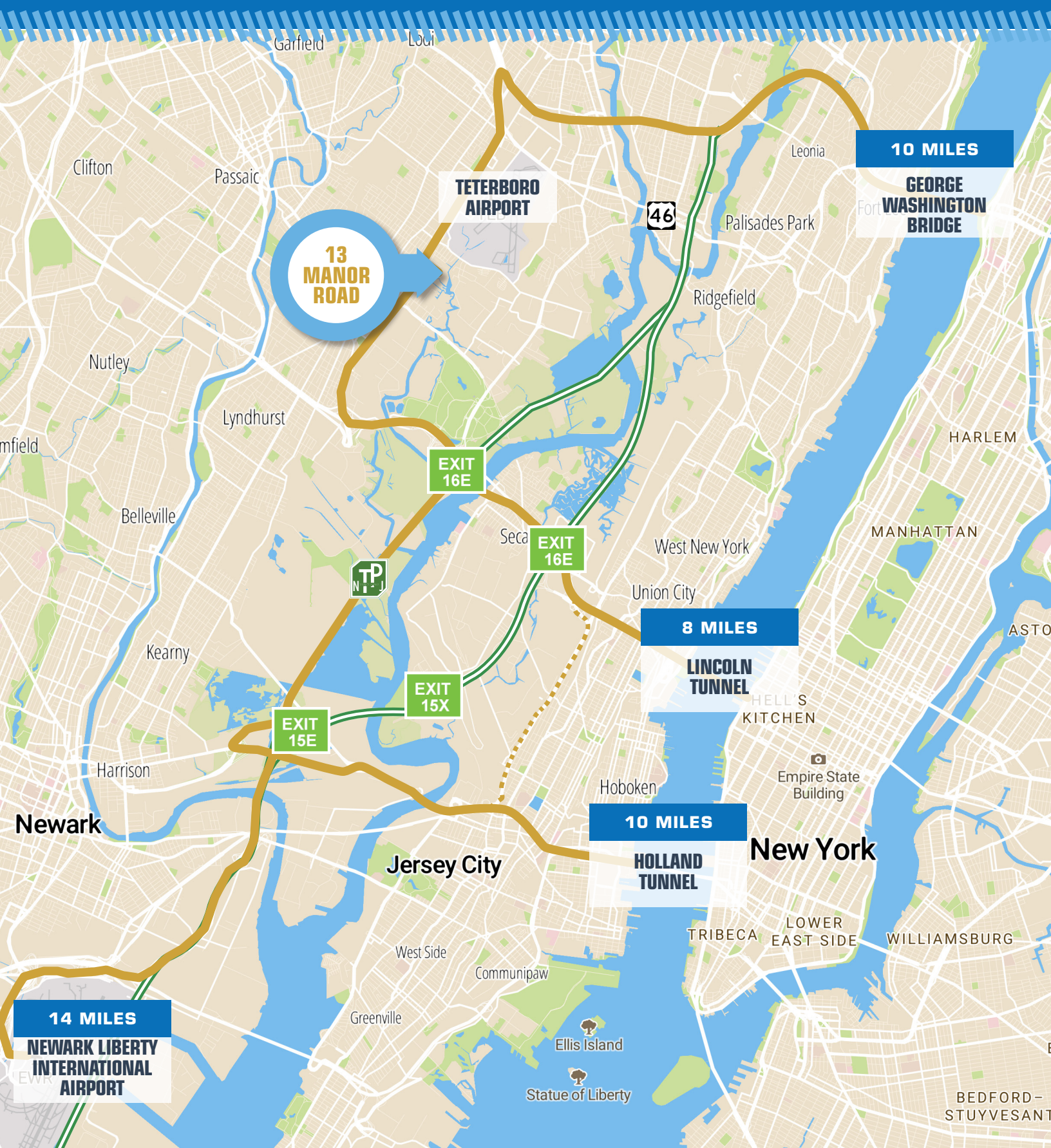


Unit B Office:
5,142 SF



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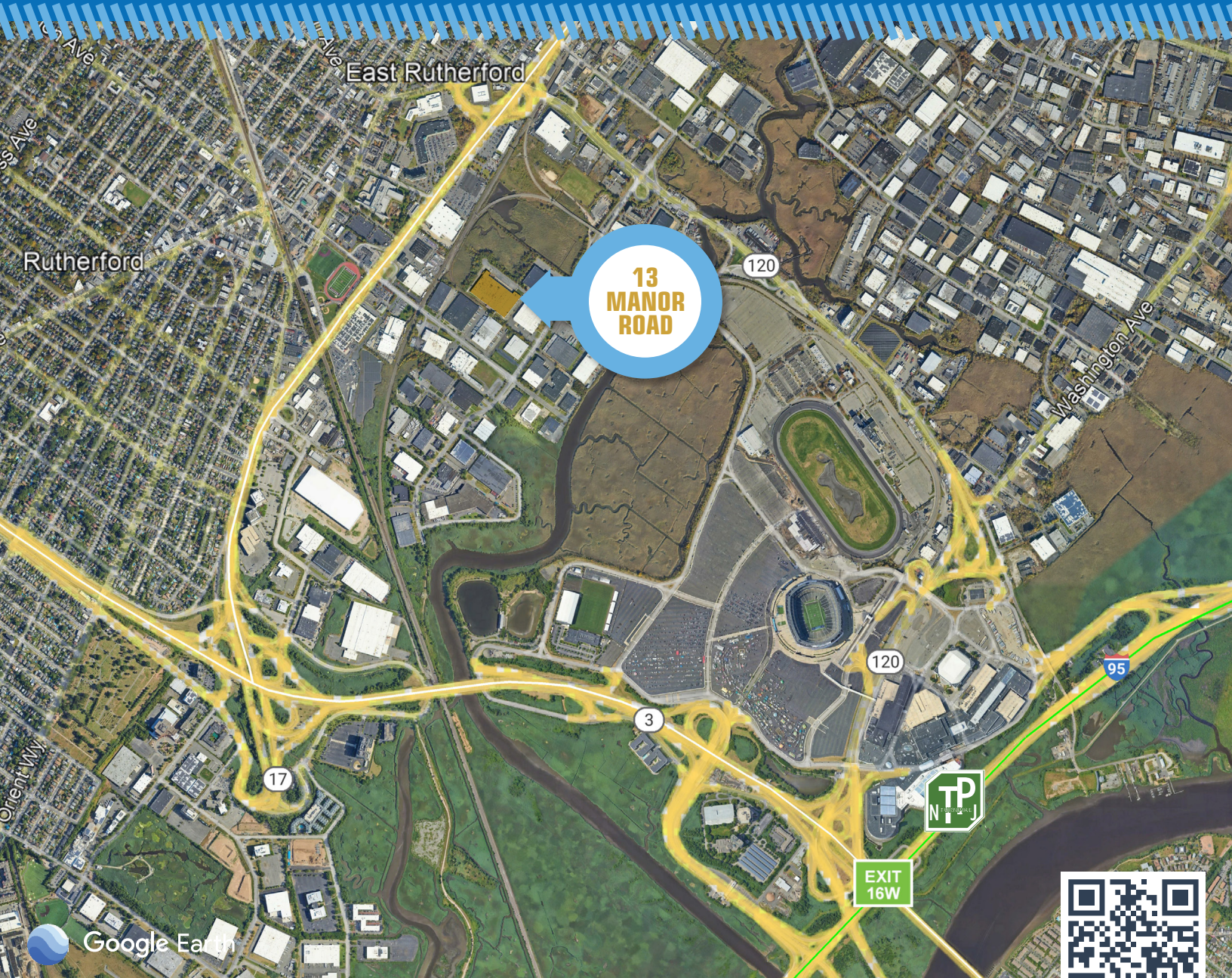
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