

Office & Tech Space for Lease or Sale

90 RIVERDALE ROAD

Riverdale, New Jersey

59,225 sq. ft.

(Divisible to 10,000 sq. ft.)



BUILDING FEATURES:

- **Size:** 59,225 sq. ft. Office and Tech Space on Two Stories
(8,000 sq. ft. Tech Space—Expandable)
- **Parking:** 4 Spaces per 1,000 sq. ft.
- **Loading:** 2 Tailgates and 1 Drive-in Door
- **Back-up Power:** 350 KW Emergency Generator and 80 KVA UPS Battery Backup System

 **Key Properties LLC**

Owned and Professionally Managed by Key Properties

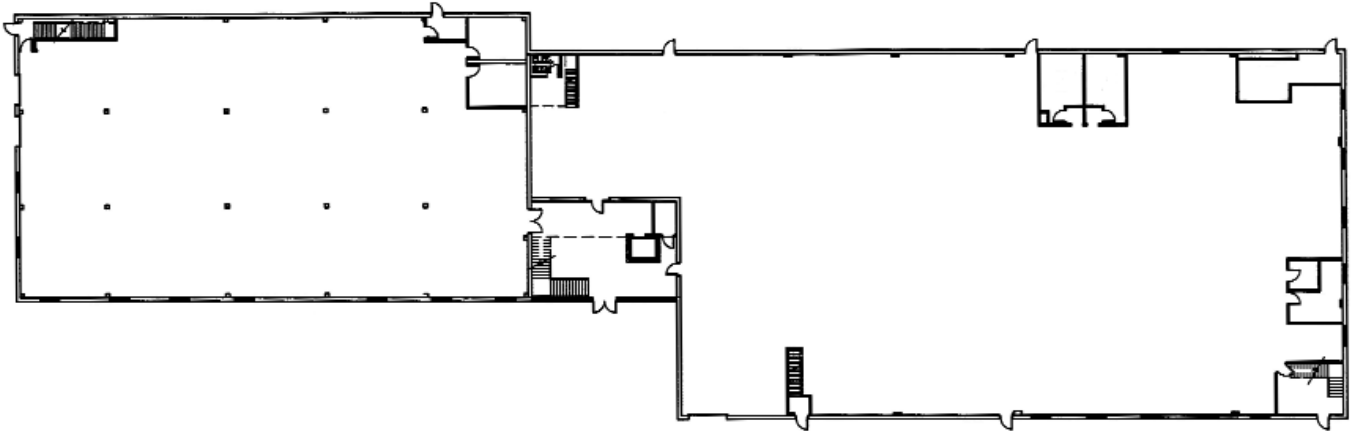
EXCLUSIVE BROKER: American Properties Realty, Inc. ■ (973) 257-1660

90 RIVERDALE ROAD, RIVERDALE, NJ

Office & Tech Space for Lease or Sale

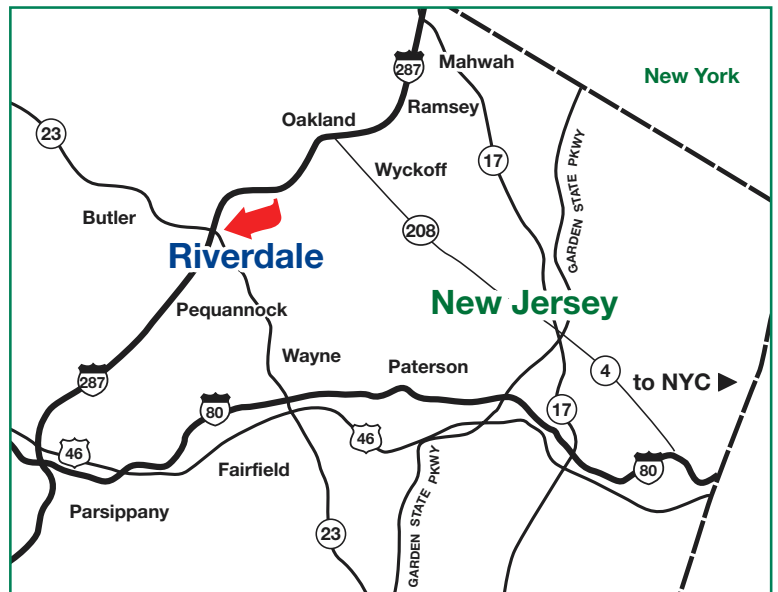
59,225 sq. ft. (Divisible to 10,000 sq. ft.)

Typical Floor Plan



OTHER BUILDING FEATURES:

- **Ceiling Height:**
11' Clear, 10' Under Suspended Ceiling
- **Power:**
2,200 amps, 3 phase, 277/480V and 120/208V to Building
- **Zoning:**
I-1 Allows General Office, Laboratory, Tech and Many Other Uses
- **Utilities:**
City Sewer, City Water, Gas and Electric



90 RIVERDALE ROAD, RIVERDALE, NJ



Owned and Professionally Managed by Key Properties

EXCLUSIVE BROKER: American Properties Realty, Inc.

Please Contact: Jim Correll, Vince Budes, Greg Sabato, or Mitch Roman (973) 257-1660