

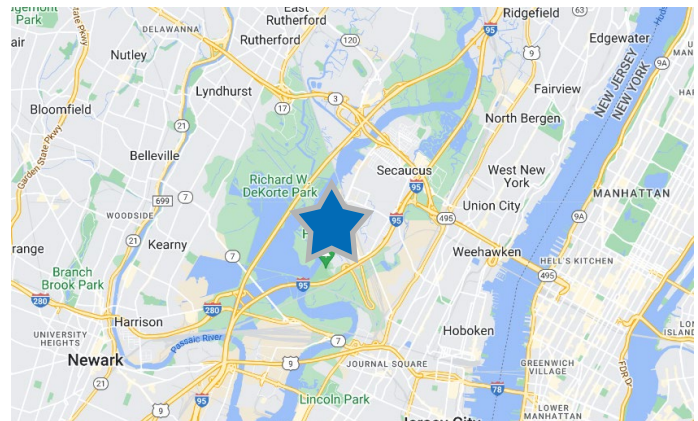
SECAUCUS, NJ

# 135 Seaview Drive



## Features

- 30,771 SF available for sublease
- Sublease through 12/31/2035
- Immediate access to the NJ Turnpike
- Abundant Parking
- Additional loading possible



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[nrmk.com](http://nrmk.com)

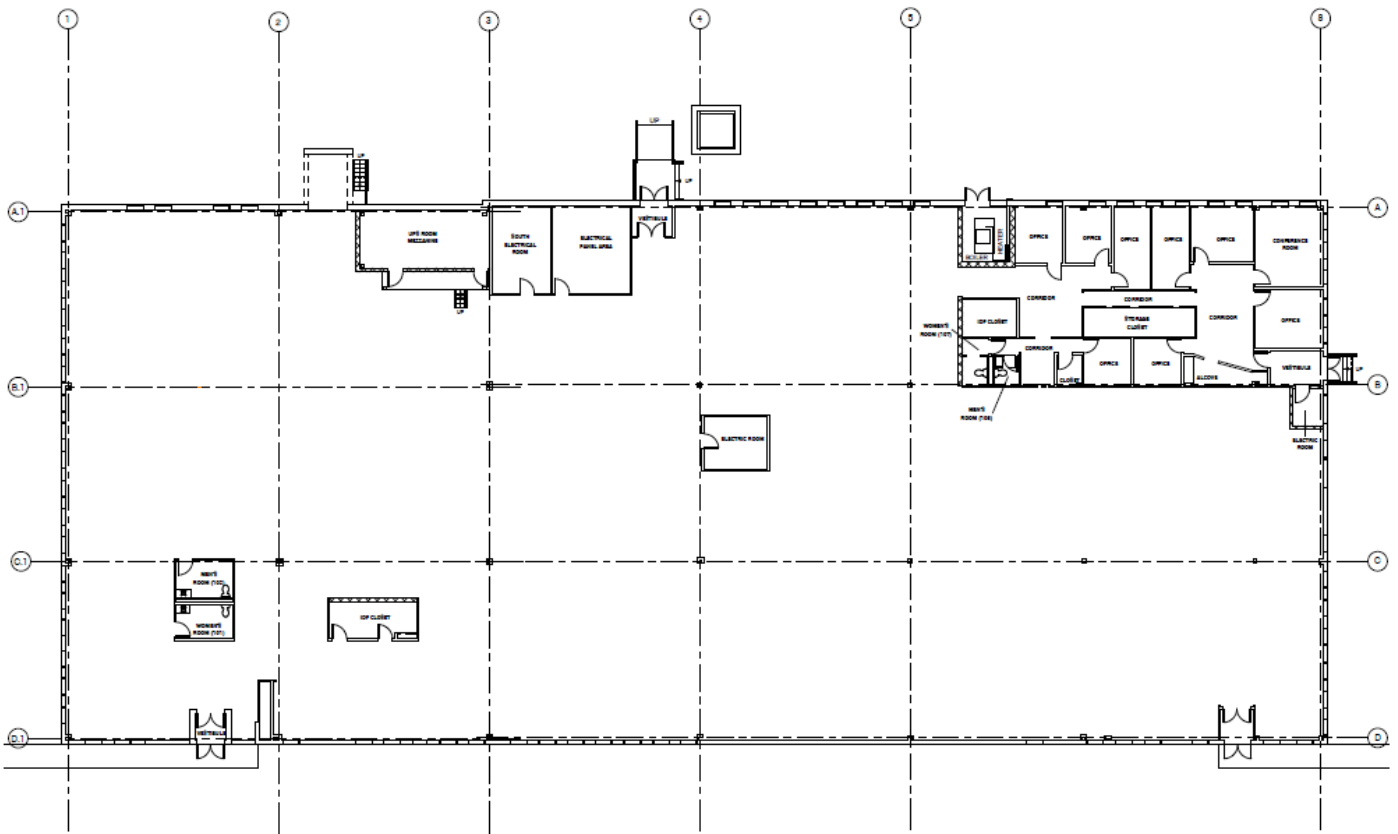
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**NEWMARK**

SECAUCUS, NJ

# 135 Seaview Drive

## Option 1



**1** OPTION 1  
SDF = 14'

**CODES**  
OFFICE AREA - BUSINESS USE - 2000 SF  
WAREHOUSE STORAGE - 20,000 SF  
**CONSTRUCTION CONTRACT**  
OFFICE - 2000 SF/100 - 10 PEOPLE  
WAREHOUSE - 20,000 SF/100 - 10 PEOPLE  
STORAGE - 20,000 SF/100 - 10 PEOPLE  
**AUTOMATIC REQUIREMENTS**  
OFFICE AREA REQUIRE 1 1/2 TOLL PER SF - BOTH SCHEDULES NEED TO BE PROVIDED TO BEING ALL ACCESSIBLE  
WAREHOUSE AREA (STORAGE AREA) REQUIRE 1 1/2 TOLL PER SF - BOTH TOLLS CAN ACCOMMODATE THE REQUIREMENT.

OFFICE AREA IS NOT SIMULATED AND REQUIRE 1 HOUR SEPARATION BETWEEN THIS USE. ONE 1 HOUR FIRE RISK SHALL NEED TO BE PROVIDED.  
PLANNING WILL NEED TO BE RECALCULATED TO HAVE SOME PROVIDED NUMBER OF PERSONS (SPACE) NEAR THE PLANNING IS SUFFICIENT.  
THE CONSTRUCTION UNIT REQUIRE MORE THAN ONE LOADING BAY WITH A BAY WAREHOUSE STORAGE AREA PROVIDED.  
CONSIDER ON HOW THE PREVIOUS PLANS WERE PROVIDED (SUBMITTED TO THE BUILDING DEPARTMENT) WHICH MUST BE REQUIRED TO SUBMIT FOR CHANGE OF USE.

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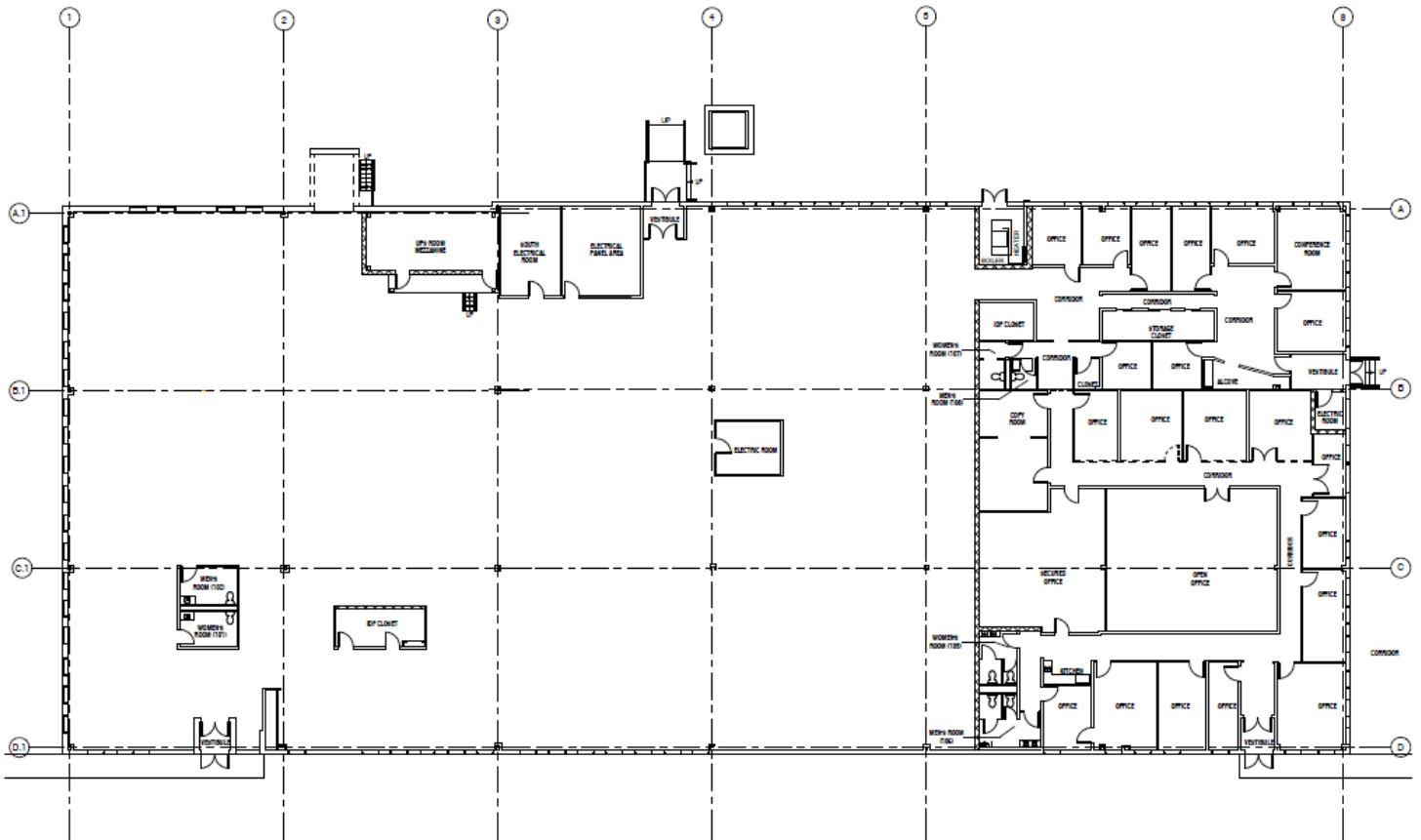
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# 135 Seaview Drive

## Option 2



**1** OPTION 2  
3/22/17

Office 2  
 OFFICE AREA - BUSINESS USE - 1,822 SF  
 WAREHOUSE STORAGE - 25,000 SF

COMMERCIAL LOAD CALCULATIONS:  
 OFFICE - 1,822 OFFICE - 21 PEOPLE  
 WAREHOUSE - 25,000 SF @ 20 = 42 PEOPLE  
 STORAGE - 25,000 SF @ 10 = 10 PEOPLE

REQUIREMENTS:  
 OFFICE AREA REQUIRE 2 TOILETS PER 100 WITH 1 ADA TOILET. RESTROOM TOILETS CAN ACCOMMODATE THE REQUIREMENT.  
 WAREHOUSE AREA STORAGE AREA REQUIRE 1 ADA TOILET PER 100. RESTROOM TOILETS CAN ACCOMMODATE THE REQUIREMENT.

OFFICE AREA IS NOT UNMANNED AND REQUIRES 1 HOUR SEPARATION BETWEEN TWO LIVES.  
 ONE HOUR RESTROOM SHALL NEED TO BE INSTALLED.  
 PARKING WILL NEED TO BE RECALCULATED TO MAKE SURE NUMBER OF HANDICAP SPACES NEAR THE RAMP ENTRY IS SUFFICIENT.  
 THE DESIGN PROFESSIONAL MAY REQUIRE MORE THAN ONE LOADING DOOR WITH A BULKY WAREHOUSE STORAGE AREA PROVIDED.  
 CORRIDORS ON HOW THE PREVIOUS PLANS WERE SUBMITTED TO THE BUILDING DEPARTMENT. WORK SHALL BE REQUIRED TO CORRECT FOR CHANGE OF USE.

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