



**Sublease Available**

# Spectra Labs

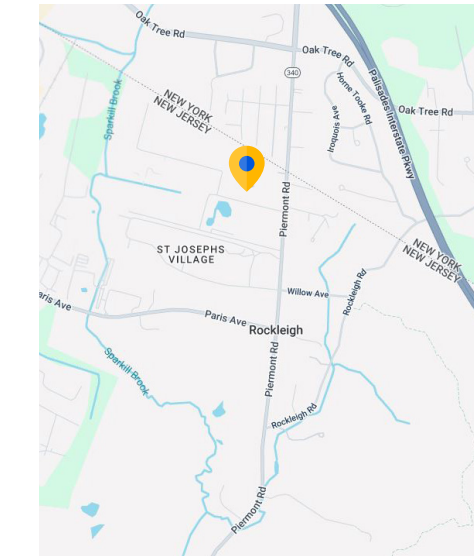
## Rockleigh, NJ

### Overview

<b>Building:</b>	8 King Rd, Rockleigh, NJ
<b>Premises:</b>	+/- 200,000 SF
<b>Term:</b>	Through 12.2028
<b>Available:</b>	Lab - 3.31.2026 / Office - 12.31.2025
<b>Rental Rate:</b>	Negotiable
<b>Building Class:</b>	Class A Office / Lab / Warehouse
<b>Parking:</b>	3.67/1,000 SF
<b>Furniture:</b>	Negotiable

### Space Notes

- Redundant fiber
- Redundant 7,000 AMPs electrical power from two PUD sub-stations originating from two different states
- Either system can take over the full load
- 5 megawatts of generator backup power w/ UPS
- UPS - West building 160 KVA / Data Center (2) 500 KVA / Lab (2) 250KVA
- 10 days worth of fuel (3) generators total
  - Gen # 1 = 2 megs w 5000 gal diesel fuel belly tank
  - Gen # 2 = 2 megs w 5000 gal diesel fuel belly tank
  - Gen # 3 = 1 meg w 3000 gal diesel fuel belly tank
  - 20,000 gal diesel fuel storage tank with fuel polishing = 33,000 gals total
- Seven walk in coolers
- Includes 13,000 square feet of warehouse space built in 2015 with 5 loading docks and 36 ft foot ceilings clear.



### For more information:



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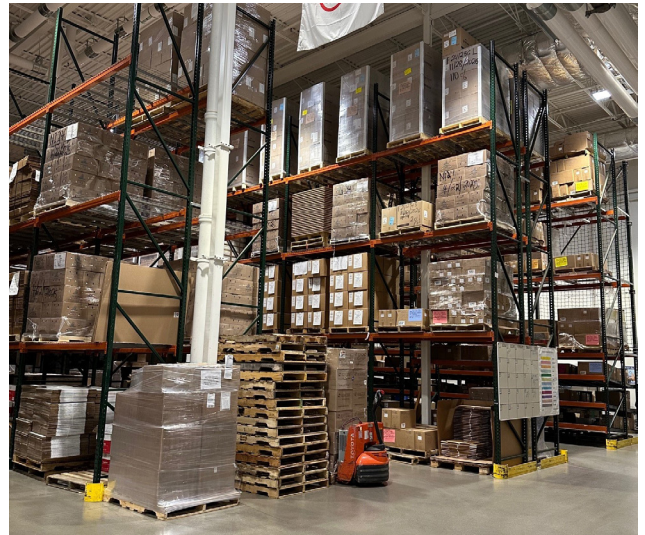
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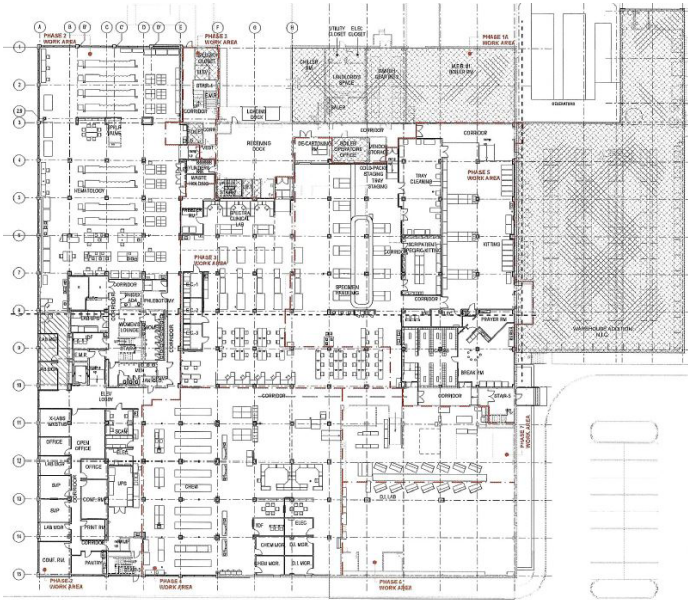
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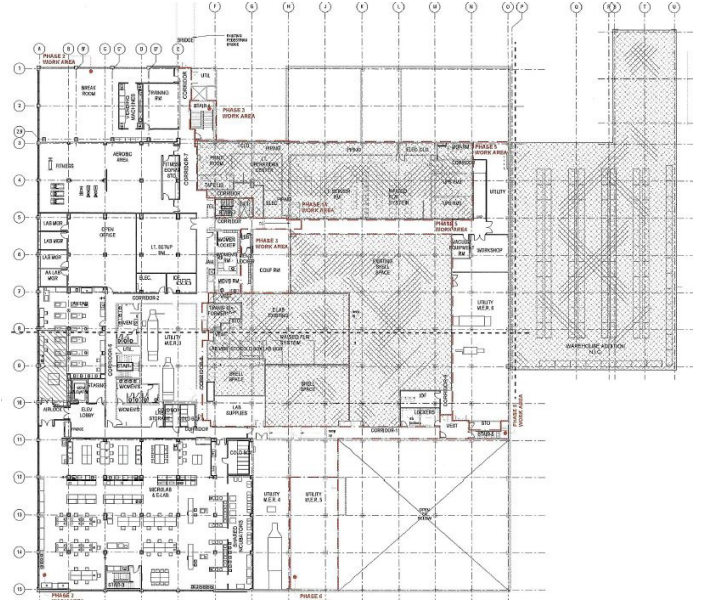


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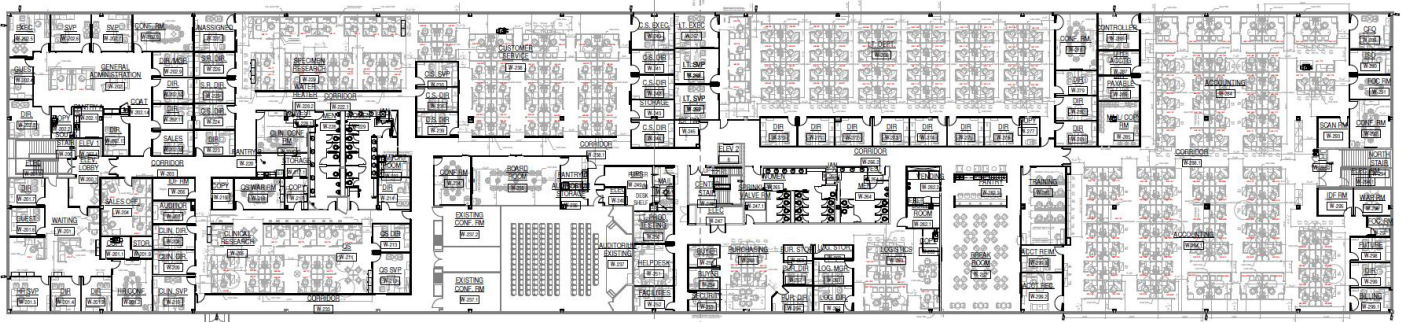
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1st Floor of Lab Space



2nd Floor of Lab Space



Office Space

\*Floor plans may not reflect any alterations