



BUILDING FACT SHEET

**355 MURRAY HILL PARKWAY
EAST RUTHERFORD, NEW JERSEY**

BUILDING INFORMATION		UTILITIES		LOCATION LAND DESCRIPTION	
PROPERTY TYPE:	Office	ELECTRIC:		COUNTY:	Bergen
TOTAL SIZE:	15,400 s/f	VOLT:	277/480 Volts	LOT SIZE:	0.84 ACRES
BUILDING AGE:	1987	WIRE/ PHASE:	4 / 3	MAJOR HIGHWAYS:	Rtes.3 & 17 NJ Turnpike
ROOF:	EPDM / 2006	WATER:	Municipal	AIRPORT:	Newark - 13 miles
FLOORS:	2 / Elevator	SEWER:	Municipal		Teterboro – 5 miles
CONSTRUCTION TYPE:	Masonry	NATURAL GAS:	No	<u>EXPENSES “GROSS”</u>	
FLOOR CONSTRUCTION:	Concrete	TYPE OF HEAT:	Electric	TAXES:	\$3.38
LIGHTING:	Fluorescent	HVAC:	Rooftop Units	INSURANCE:	\$.43
SPRINKLER:	N/A	SIZE:	1- 40 ton pkg	CAM:	\$4.25
COLUMN SPACING:	22' x 22' avg			TOTAL EXPENSES:	\$8.06
TOTAL PARKING:	55 cars			*Based on 2025 estimate	

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AVAILABLE SPACE

<u>RENTABLE S/F</u>	<u>AVAILABILITY</u>	<u>LEASE PRICE</u>
Office 201: +/- 1,200	09/01/25	\$20.00 Gross plus tenant electric

Information reliable but not guaranteed.