



Allendale

corporate center

cbre.us/AllendaleCorporateCenter

Premier flex campus in northern Bergen County

CBRE

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FLOOR PLAN – Syntegon (corner unit)

90 Boroline Road - Partial 1st Floor ± 12,166 SF

Allendale, NJ

OFFICE / WAREHOUSE SPACE
New Jersey's Premier
High-Tech / Flex Park
cbre.com/allendalecorporatcenter



Space Photos / Current Description– Syntegon

90 Boroline Road - Partial 1st Floor, Allendale, NJ ± 12,166 SF

Current Description of Space:

- 2 Large Meeting Rooms
- 1 Small Meeting Room
- Data Room
- Engineering/Facilities Room & Loading Dock
- Break Room
- 2 Spare Parts Rooms
- 2 Production Areas
- Furniture available



campus specifications

AREA	Approximately 53 acres	BAY SIZE	31 x 56
TOTAL PARK SIZE	550,000 total square feet	HEAT	Individual gas-fired units
CEILING HEIGHT	21 feet	LIGHTING	Upgraded metal halide lighting
FLOOR LOAD	200 lbs.	OFFICE AC	The office space has an HVAC unit on the roof
FAÇADE	Enlarged iron spotted brick façade with exterior brick on block with insulation cavity	ELECTRIC	Rockland Electric: 400-3600 amps at 480 volts, three-phased four-wire service
SLAB	5 inch concrete	WATER	United Water Company
DOCKS	Each dock features a leveler with a 25,000 lbs. static load. Docks are located approximately every 8,500 square feet and are recessed under a soffit. All docks are covered and sprinklered with 10'x10' doors.	GAS	PSE&G
TRAILER DEPTH	80 feet	ACCESS	Tenants have 24/7 access
WINDOWS	Thermal pane insulated glass windows, every third window is operable. Mullions are approximately four feet.	THE AREA	Allendale Corporate Center is adjacent to a 100 acre nature preserve and is minutes from downtown Allendale and Route 17 retail.



building specifications



50 Commerce Drive

±44,070 sq. ft.



25 Commerce Drive

±68,458 sq. ft.



80 Commerce Drive

±45,370 sq. ft.



110 Commerce Drive

±45,752 sq. ft.



40 Boroline Road

±107,776 sq. ft.



90 Boroline Road

±78,007 sq. ft.

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