

FOR SALE

MCAFFEE CENTER— 123,193 SF

BUILDINGS # 600, 601, 602, 603, 604

TELEGRAPH AVENUE

FORT MONMOUTH, OCEANPORT, NJ

ADMINISTRATIVE, DRY LAB AND WAREHOUSE USE



LOCATION:	Telegraph Avenue, Oceanport, NJ	ELEVATORS:	One (1) 2,500 lb
YEAR BUILT:	1997	LOADING DOCKS:	16' overhead door with 10 ton overhead crane
ZONING:	Green Tech Campus	HVAC:	In excess of 40 tons supplied by Two (2) York Millennium Chillers
BUILDING SIZE:	123,193 RSF	ELECTRICAL:	Supplied by JCP&L
FLOORS:	Two (2)	WATER:	NJ American Water
PARKING:	Site supported by 492 Surface Spaces	SEWER:	TRWRA
BUILDING FRAME:	Structural steel frame	GENERATOR:	Two (2) fifty horse power generators, supplying 208V 400Hz
ROOF:	EPDM membrane over rigid insulation, rock ballast, internal drains & aluminum flashing	SPRINKLER:	Yes, Fire Detection system cross wired with sprinklers, heat and smoke sensors
EXTERIOR WALLS:	Brick	TELECOM:	Fiber Optic Network and Cat 5/6 through out building
WINDOWS:	Insulated	LIFE SAFETY:	Emergency lighting exhaust fans and fire alarm system (alarms & strobes)
CEILING HEIGHT:	8'6"	SECURITY SYSTEM:	Card reader system on all doors. Complete alarm system (IDS) local and remote monitoring
RAISED FLOOR AREA:	Eight (8) areas of 2,400 sq. ft. each with glassed equipment isolation rooms	ADA:	Building is ADA compliant

For more information, please contact:

[FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY \(FMERA\)](#)

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www.fortmonmouthnj.com

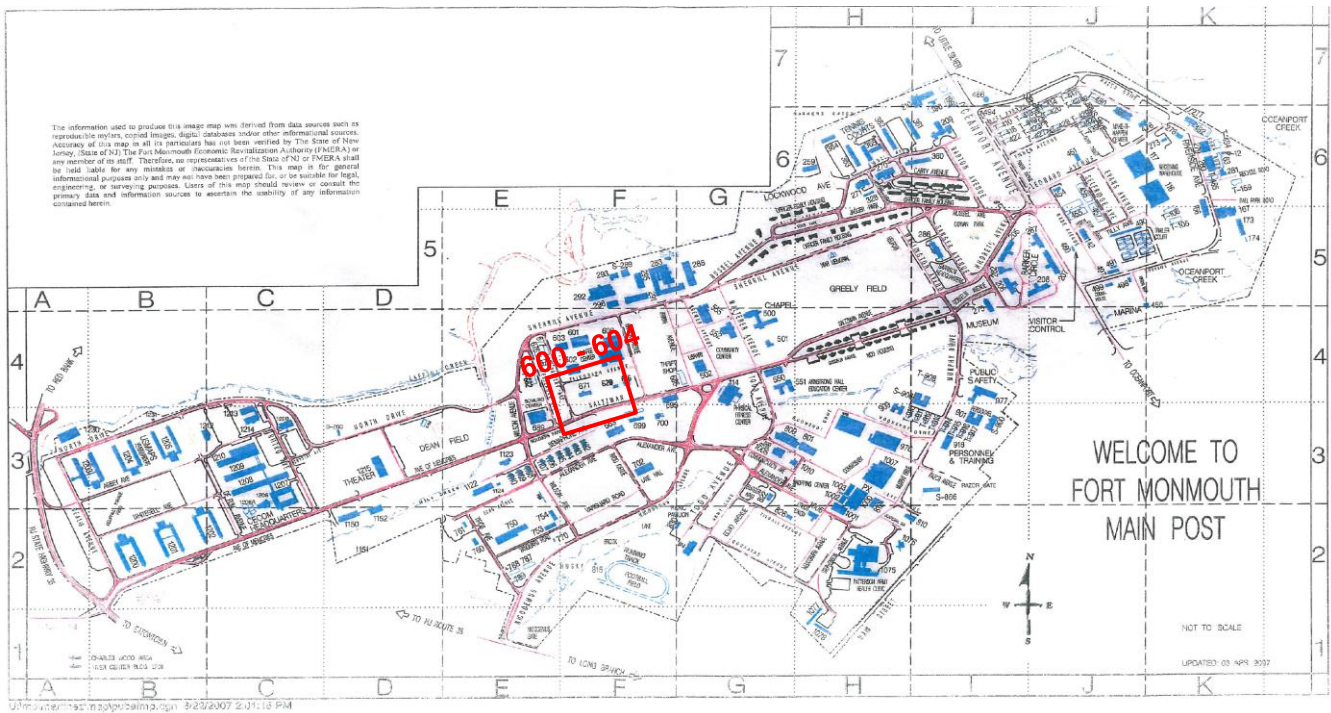
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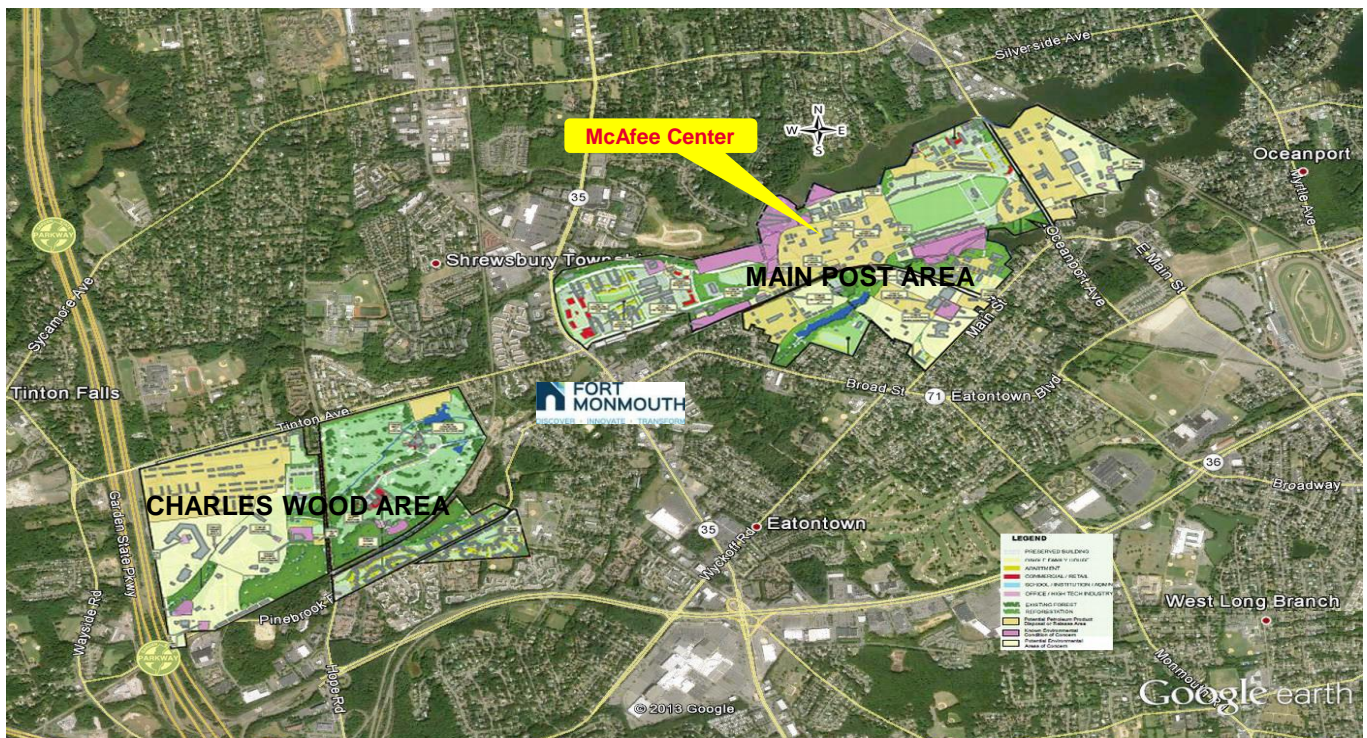
FORT MONMOUTH, OCEANPORT, NJ



new jersey
Highly educated, perfectly located.



FORT MONMOUTH
DISCOVER • INNOVATE • TRANSFORM



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