

± 53,000 RSF OFFICE SPACE AVAILABLE FOR LEASE



# INDEPENDENCE PLACE

10 INDEPENDENCE BOULEVARD | WARREN NJ



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# ± 53,000 RSF OFFICE SPACE AVAILABLE FOR LEASE

## RENOVATIONS COMPLETED

■ MODERN 2-STORY ATRIUM ■ COMMON AREAS ■ RESTROOMS ■ ELEVATOR CABS

## RENOVATIONS TO BE COMPLETED 1Q2019

- SHARED CONFERENCE SPACE
- FITNESS CENTER

## BUILDING SPECS

**Cooling:** Duct free electric split systems with rooftop condenser units (manufactured by Larkin, Carrier, and Mitsubishi), a 350-ton evaporative condenser (manufactured by SPX, model no. JC-350) in conjunction with two screw compressors (manufactured by Dunham Bush), located on the rooftop.

**Heating:** Hydronic heating system. Three 32-gallon expansion water tanks (manufactured by Amtrol, Extrol model no. SX-60V) and eleven gas-fired hot water boilers (manufactured by HydroTherm, model no. MR -1800B)

**Electric capacity:** Pad-mounted transformer, with underground conductors. Two panels sized at 1,200-Amps, 480/277 volts, 3-phase, and 4-wire alternating current.

**Tenant Electric:** 10 watts

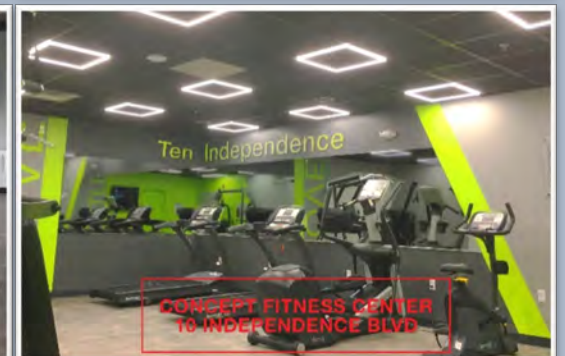
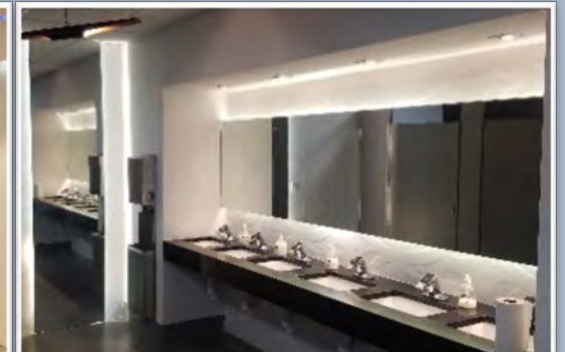
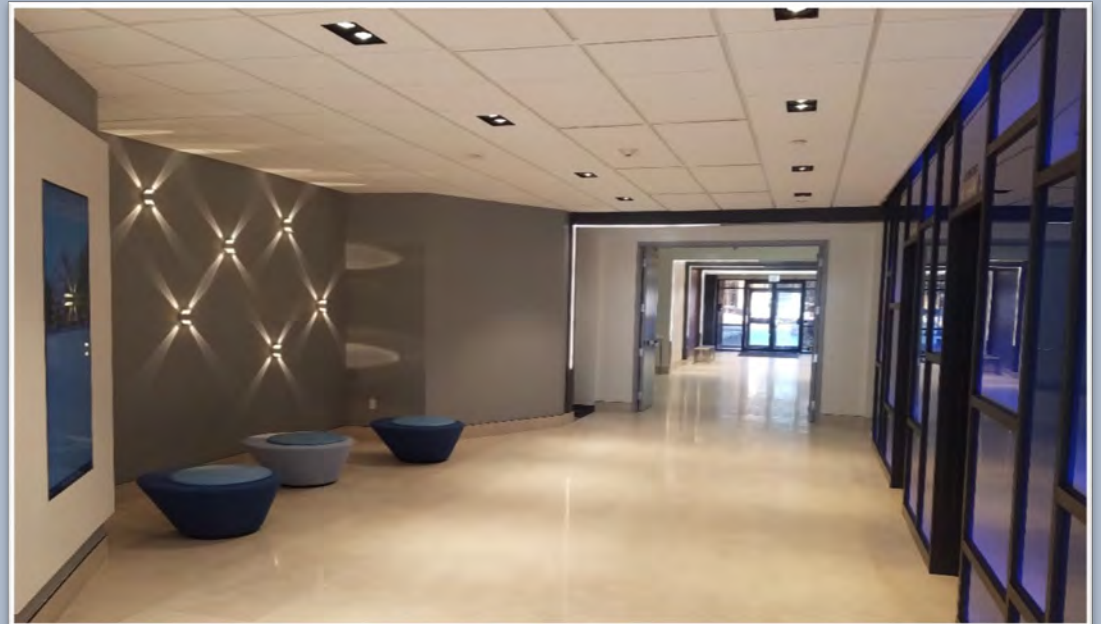
**Telco & Fiber provider:** Verizon

**Elevator Capacities:** Two passenger hydraulic elevators (2,500 lbs.)  
One freight hydraulic elevator (4,000 lbs.)

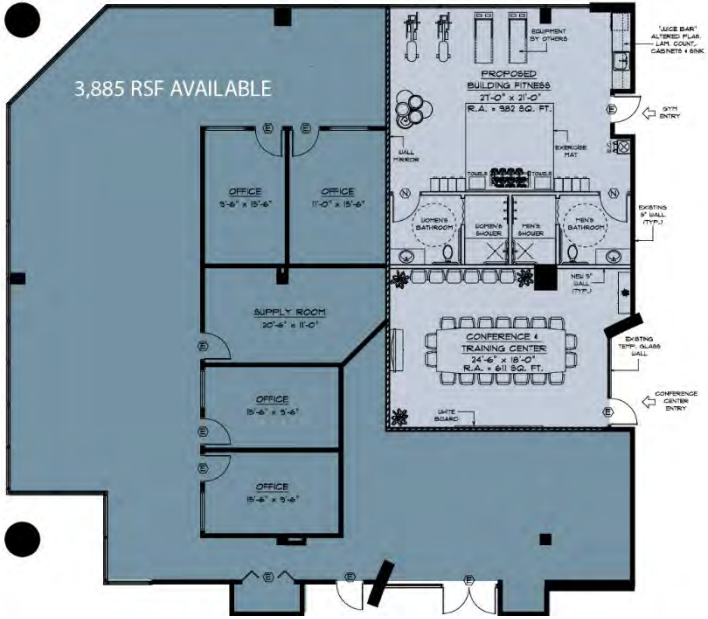
**Building hours:** Monday – Friday, 7:30 AM - 6:00 PM

**Parking:** 410 parking spaces

**Security system:** Card access for main entrance and CCTV of the interior



1<sup>ST</sup> FLOOR – 3,885 RSF



Key Plan



3<sup>RD</sup> FLOOR – 16,705 RSF

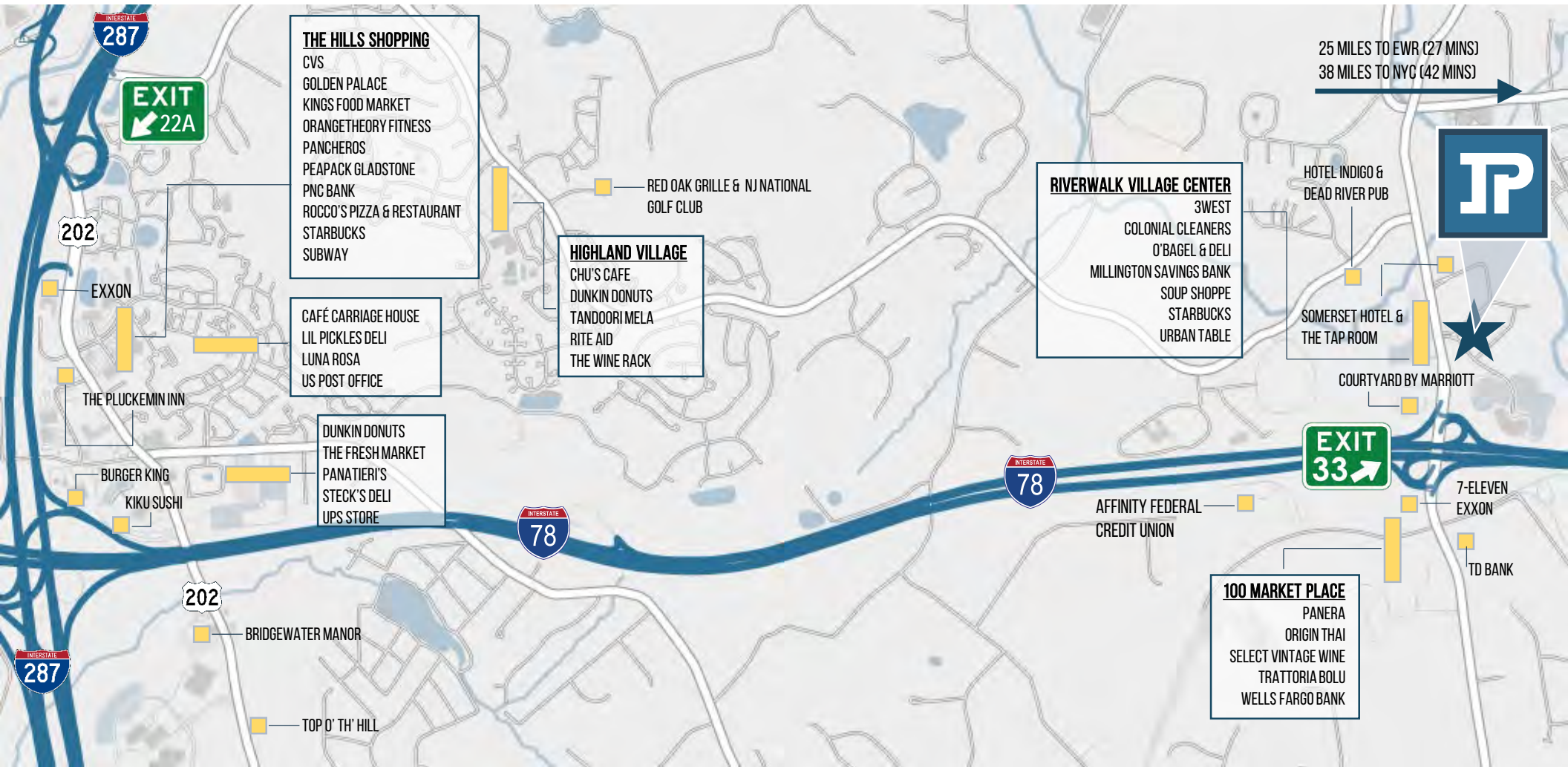


4<sup>TH</sup> FLOOR - 32,000 RSF



# LOCATION & AMENITIES

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