

50 MOONACHIE ROAD

Moonachie, NJ 07074 • Bergen County Commercial Corridor

TOTAL ~1,283 SF
2-Unit Independent Commercial Asset

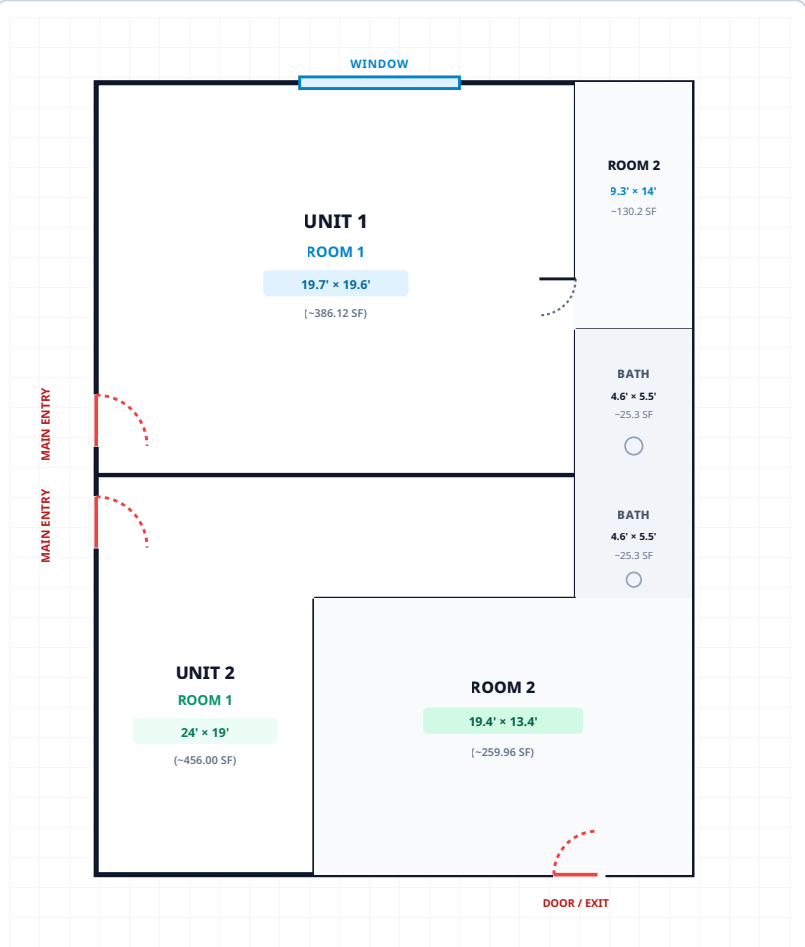
~1,282.88 SF
TOTAL APPROX. AREA

Unit 1: ~541.6 SF
GROUND FLOOR SUITE

Unit 2: ~741.3 SF
GROUND FLOOR SUITE

2 Entries & Baths
DEDICATED IN-UNIT

ARCHITECTURAL SCHEMATIC & DIMENSIONS



Schematic architectural layout based on sketch. Not to scale — all measurements and dimensions are approximate.

DIMENSION BREAKDOWN

- UNIT 1** Total: ~541.62 SF
- Room 1 (Main): 19.7' x 19.6' (~386.12 SF) with window
 - Room 2: 9.3' x 14.0' (~130.20 SF) with private door
 - Bathroom: 4.6' x 5.5' (~25.30 SF) private restroom
 - Access: Independent exterior main entrance

- UNIT 2** Total: ~741.26 SF
- Room 1 (Main): 24.0' x 19.0' (~456.00 SF) open room
 - Room 2: 19.4' x 13.4' (~259.96 SF) with exterior exit
 - Bathroom: 4.6' x 5.5' (~25.30 SF) private restroom
 - Access: Front main entry plus secondary rear exit

BUILDING & SITE DETAILS

- Total Area: ~1,282.88 Approx. Sq. Ft. across both units.
- Separate Utilities: Individual electric and gas meters.
- Climate Control: Central AC and high-efficiency gas heat.
- Parking: Dedicated off-street paved parking lot on site.
- Prime Corridor: Route 46, Route 17, I-80, NJ Turnpike, and Teterboro.

* Please confirm with town for usage.

50 Moonachie Road, Moonachie, NJ 07074 • Bergen County Commercial Property
All information deemed reliable but subject to verification. Layout schematic for illustrative purposes; all dimensions and boundaries are approximate.

FOR SALE • INQUIRIES & TOURS
Contact Listing Agent