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**ALLIED REALTY**  
Commercial & Industrial Real Estate on a National Basis  
710 Route 46 East  
Fairfield, New Jersey 07004

SALES  
LEASING  
FINANCING  
MANAGEMENT  
CONSTRUCTION

## ***311 West Main Street, Rockaway*** ***New Construction – 30 Day Occupancy***



Size:	3,200 Square Feet
Office:	Standard size 10' x 10' With 2 bathrooms
Ceilings:	24' - 27' Height
Loading:	12' x 16' Drive-in
Electric:	200 Amps 277/480 Volts LED Lighting
Utilities:	Gas, Sewer, Water
Rental:	\$9.50/sq ft Net
Taxes & CAM:	Estimated at \$3.00/sq ft

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