



**FOR SALE**

# MCAFEE CENTER— 123,193 SF

BUILDINGS # 600, 601, 602, 603, 604

TELEGRAPH AVENUE  
FORT MONMOUTH, OCEANPORT, NJ

**ADMINISTRATIVE, DRY LAB AND WAREHOUSE USE**



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

Additional information on Fort Monmouth can be found at: [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com)

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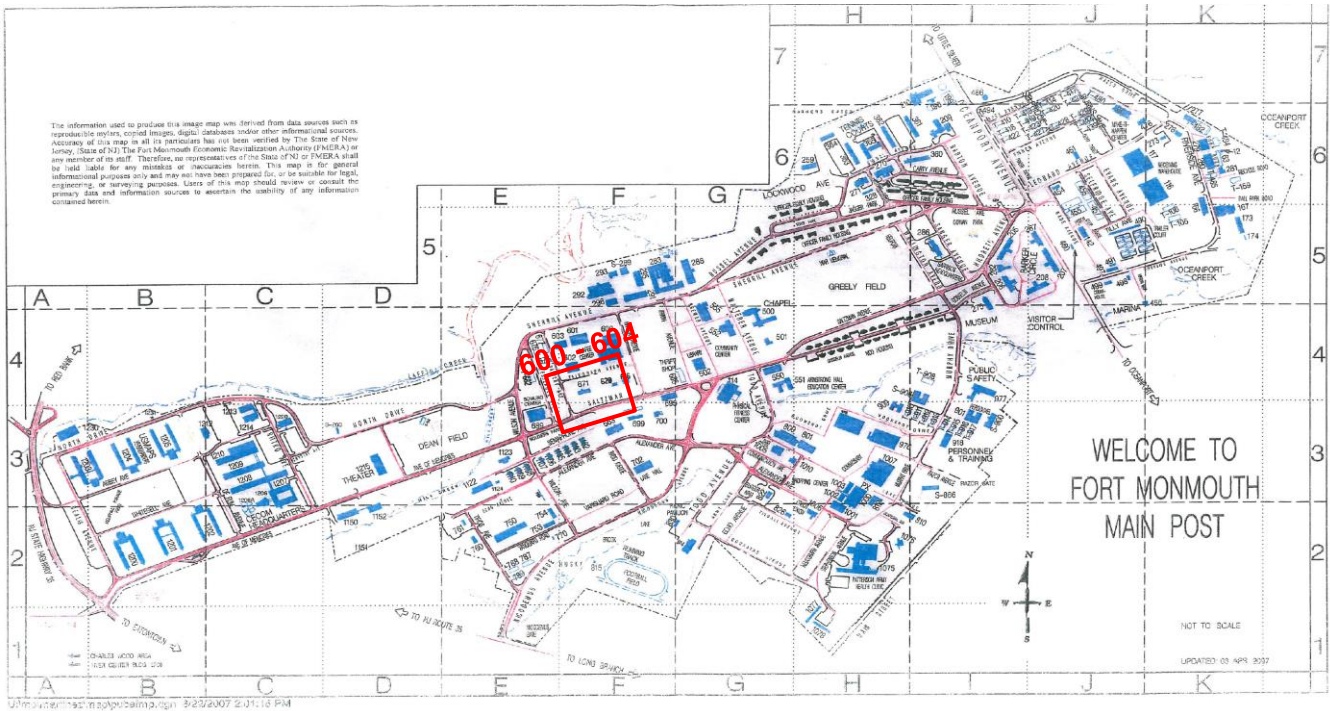
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TELEGRAPH AVENUE

FORT MONMOUTH, OCEANPORT, NJ



**new jersey**  
Highly educated, perfectly located.



**FORT MONMOUTH**  
DISCOVER • INNOVATE • TRANSFORM



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