

# 163,500 SF *Data Center*

**5851 WESTSIDE AVENUE  
NORTH BERGEN, NEW JERSEY  
AVAILABLE FOR LEASE**



**RAISED-FLOOR DATA ROOM**

*Minutes from  
NJ Turnpike, GWB  
and Lincoln Tunnel*

**Possession:** Immediate

**Floor Plan:** See additional pages  
for current plans

**For leasing information, please contact:**

**Ernie Christoph • 201-272-5201**  
[ernie.christoph@hartzmountain.com](mailto:ernie.christoph@hartzmountain.com)

**Charlie Reese • 201-272-5202**  
[charlie.reese@hartzmountain.com](mailto:charlie.reese@hartzmountain.com)



[www.hartzmountain.com](http://www.hartzmountain.com)



This Data Center is a free standing building with plug-and-play infrastructure—including 140,000 RSF in a raised-floor environment, available immediately.

The site is perfect for large users requiring a sizeable infrastructure.

#### SECURITY

- Programmable card-key access with hard copy log printing
- Alarm annunciation in dual locations
- Quartz halogen exterior lighting
- Closed-circuit TV monitoring
- Magnetic and vibration sensor alarms

#### FIRE

- Smoke/heat detectors
- Electrical, mechanical and HVAC monitoring
- Dry-charged pre-action sprinkler system
- Dual-zone detector activation
- Fusible sprinkler heads
- Wet-charged sprinkler system
- Hand-held extinguishers (Class A, B & C)
- Alarm annunciation in dual locations
- Alarms on LED displays with hard copy
- Fire protection exceeds local codes
- Entire facility meets ADA recommendations

#### ELECTRICAL

- 13.2 kV Primary Electric Service from PSE&G
- 15,000 amp service
- Five 2500 KVA transformers
- Dual-fed power distribution
- Four 2123 KW diesel backup generators
- Six 750 KVA UPS systems

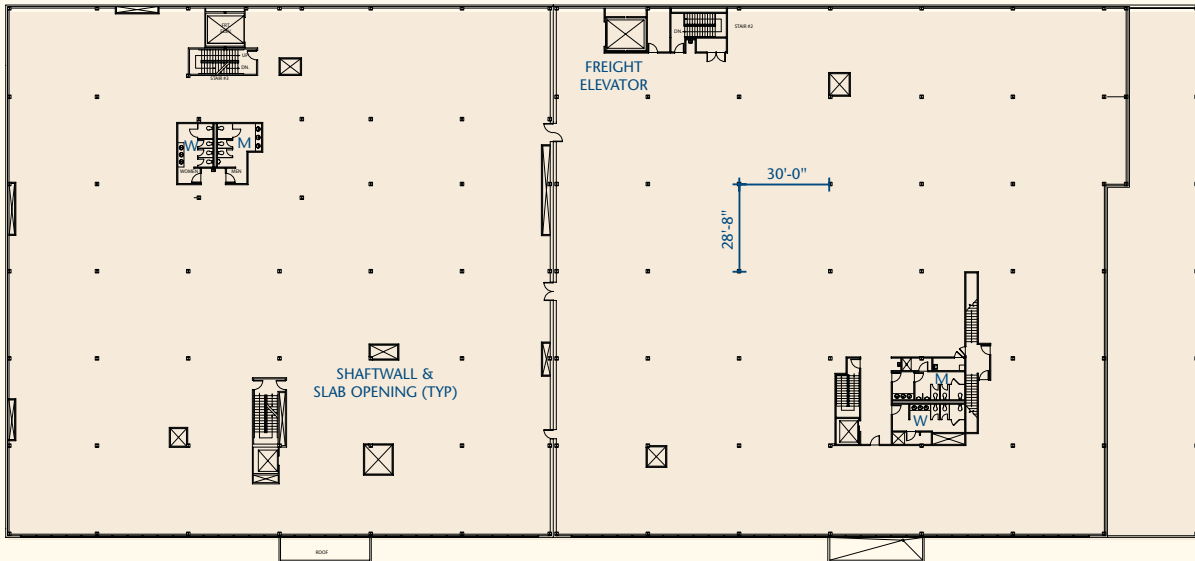
#### HVAC

- 1,750 tons of air conditioner plus ventilation air

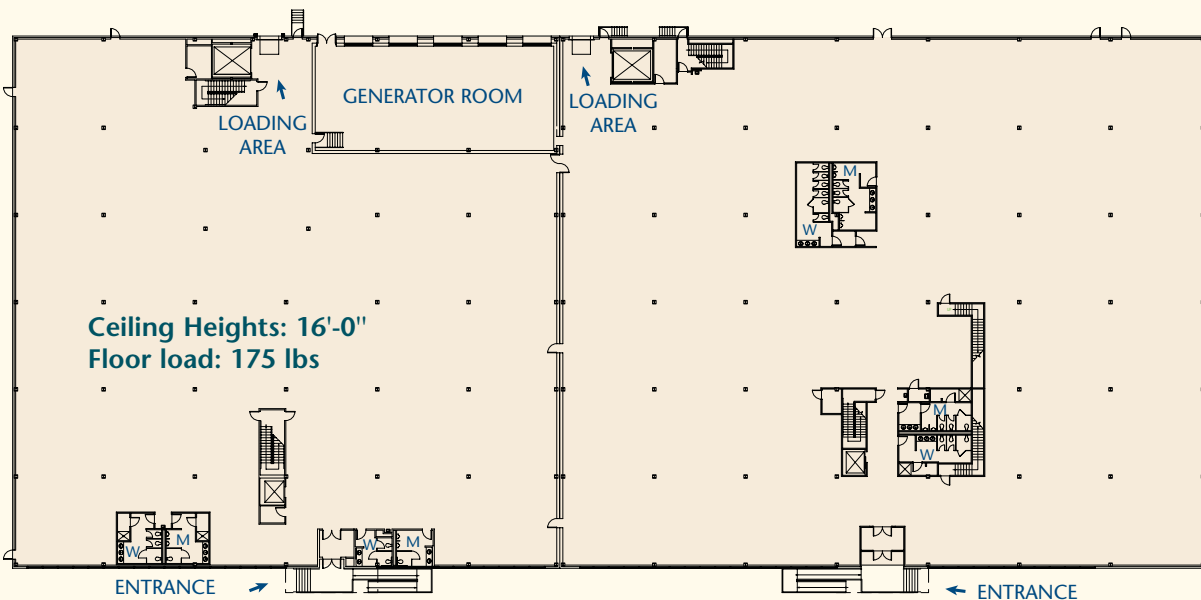




3rd Floor Plan • 31,500 SF



2nd Floor Plan • 63,262 SF



1st Floor Plan • 68,775 SF

167 Parking Spaces



# 5851 WESTSIDE AVENUE, NORTH BERGEN, NEW JERSEY

Located near Routes 1 & 9, I-495, I-95 (NJ Turnpike), Route 46 and Route 3. Only minutes to the Lincoln Tunnel and George Washington Bridge. Minutes from the Hudson-Bergen Light Rail Tonnelle Avenue Station. Bus service to the building is available.

The building is located within an Urban Enterprise Zone (UEZ). In addition to being located within the UEZ zone, the Business Employment Incentive Program (BEIP) and Business Relocation Assistance Grant Program (BRAG) is available to tenants that qualify.

