



# 45,800 SF SALE OPPORTUNITY INVESTMENT GRADE SINGLE TENANT ASSET

60 GORDON DRIVE TOTOWA, NJ



# PROPERTY SUMMARY

60 Gordon Drive Totowa, NJ

**MISSION CRITICAL SITE:** Two story research and development office/lab facility, with landscaped courtyard & Koi pond, attached to one story flex building and warehouse/shipping facility. Property is fully leased by KLA Corporation (Fortune 382) until February 28, 2030 with a 5 year option to extend the lease term.

**SIZE:**  
45,800 square feet  
Footprint 36,500 square feet

**ROOF:**  
New 20-year rubber membrane roof to be installed

**YEAR BUILT:**  
1975 (Expansions: 1984, 1987 & 1995)

**SPRINKLER:**  
Wet .1/1500

**CEILING HEIGHTS:**  
7,700 SF at 19'  
16,500 SF at 12'  
21,600 SF at 8'10"

**LOADING DOCKS:**  
2 Secure Interior  
1 Exterior

**FUME HOODS:**  
8 hoods

**PARKING:**  
119 spaces (2.6/1000)

**POWER:**  
500KVA, 800Amps

**ACRES:**  
6.1

**UTILITY COMPANY:**  
PSE&G

**BLOCK/LOT:**  
179/2.04

**WATER/SEWER:**  
City

**REAL ESTATE TAXES (2024):**  
\$111,565.78

- Dedicated design, manufacturing and development facility
- State of the art design, manufacturing and development tools
- 45,800 sq. ft. facility

- 16,100 sq. ft. office space
- 9,400 sq. ft. production area
- 6,300 sq. ft. warehouse
- 5,800 sq. ft. common area
- 4,700 sq. ft. laboratory
- 1,300 sq. ft. loading area
- 1,000 sq. ft. clean room
- 800 sq. ft. boiler room

## 1<sup>ST</sup> FLOOR USAGE



## 2<sup>ND</sup> FLOOR USAGE

- |              |                 |                          |
|--------------|-----------------|--------------------------|
| Office Space | Production Area | Laboratory Area          |
| Clean Room   | Warehouse       | Common Area/Utility Room |
| Loading Dock | Boiler Room     |                          |



Notes: Square footages are approximate

# ABOUT KLA

60 Gordon Drive Totowa, NJ

In 2022 KLA Corp. acquired ECI Technology, Inc. a Totowa, NJ based manufacturer of high-tech product utilized by leading semiconductor manufacturers. KLA systems are used in LED, Solar, Printed Circuit Board and adjacent industries. Equipment manufactured by KLA in the Totowa facility is used by all major chip manufacturers in their facilities worldwide.



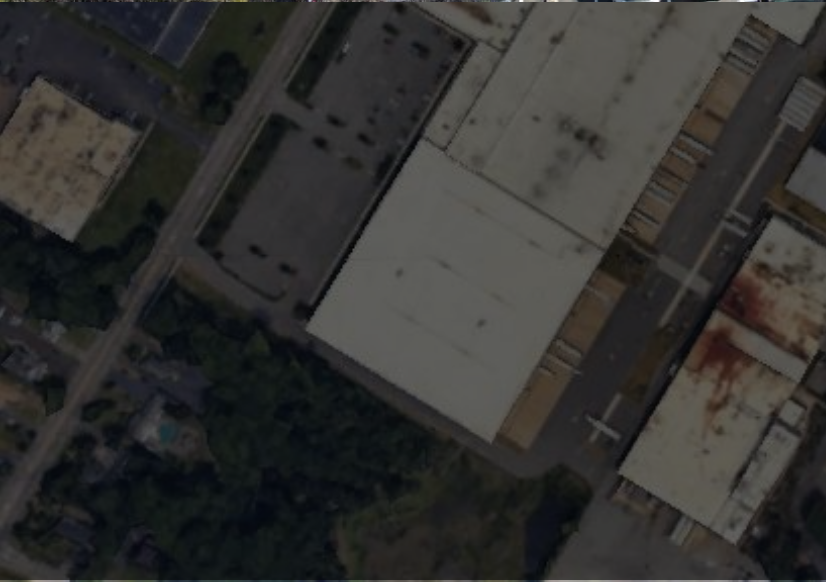
**CREDIT RATING:**  
STP "A-" Stable  
Fitch "A" Stable

**2024 FORTUNE 500 RANK:**  
382

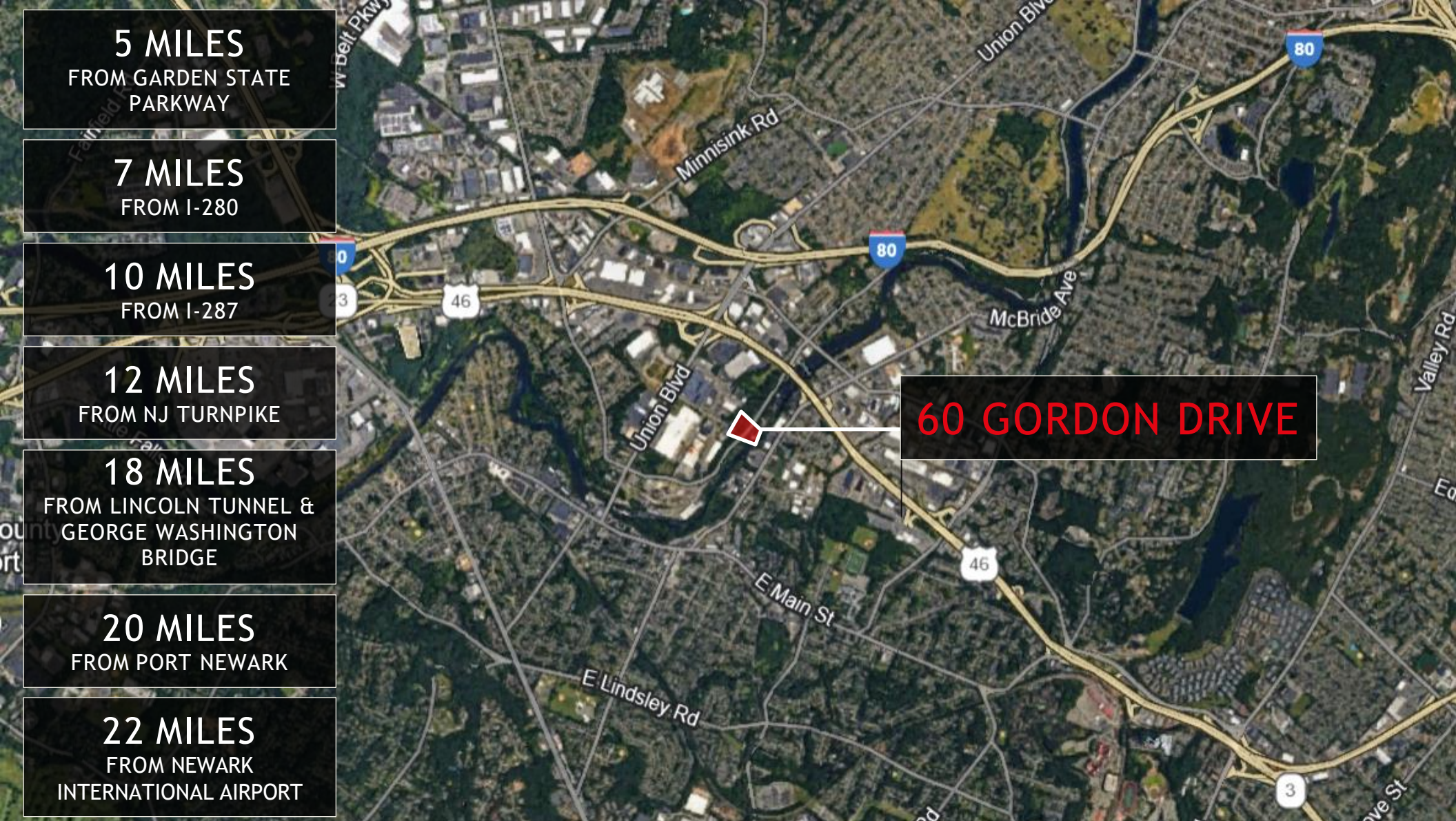
**NASDAQ:**  
KLAC

**10-K FILINGS:**









**5 MILES**  
FROM GARDEN STATE  
PARKWAY

**7 MILES**  
FROM I-280

**10 MILES**  
FROM I-287





**12 MILES**  
FROM NJ TURNPIKE

**18 MILES**  
FROM LINCOLN TUNNEL &  
GEORGE WASHINGTON  
BRIDGE

**20 MILES**  
FROM PORT NEWARK

**22 MILES**  
FROM NEWARK  
INTERNATIONAL AIRPORT

**60 GORDON DRIVE**

	 Population	 GenZ/Millennial Population	 Education	 Average HH Income
<b>3 MILES</b>	108,957	45.9%	44.1%	\$152,495
<b>5 MILES</b>	423,273	47.4%	38.2%	\$137,520
<b>10 MILES</b>	1,526,381	46.8%	42.1%	\$141,711



**NEW JERSEY**

8 Campus Drive, 3<sup>rd</sup> Floor, Parsippany New Jersey 07054

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