

FULL BUILDING LEASE AVAILABILITY

5 ASTRO PLACE

Denville, New Jersey



Site Plan



BUILDING SPECIFICATIONS

Total Square Footage	42,000 SF
Office SF	5,000 SF
Warehouse/Production SF	37,000 SF
Parking	93 Spaces
Loading Docks	6
Drive In Doors	3
Ceiling Height	17' 3"

Floor Plan



For Lease – 42,000 SF

- + 6 Loading Docks
- + 3 Drive In Doors & 3 Punch-outs
- + 93 Vehicle Parking
- + Additional Outside Storage/Trailer Parking/Box Truck Parking
- + 17' 3" Clear Height
- + 5,000 SF office/break room, 37,000 SF of warehouse and production space
- + Ideal Corporate Headquarters and meticulously maintained, fully air conditioned facility with epoxy floors
- + Route 287 Corridor, Access to Route 80 at Exit 38

Value Proposition



Central Location

Easy Access to Routes 287 & 80



Truck Parking / Outside Storage

At Rear



Fully Air Conditioned

2020 Calendar Year Install



Building Flexibility

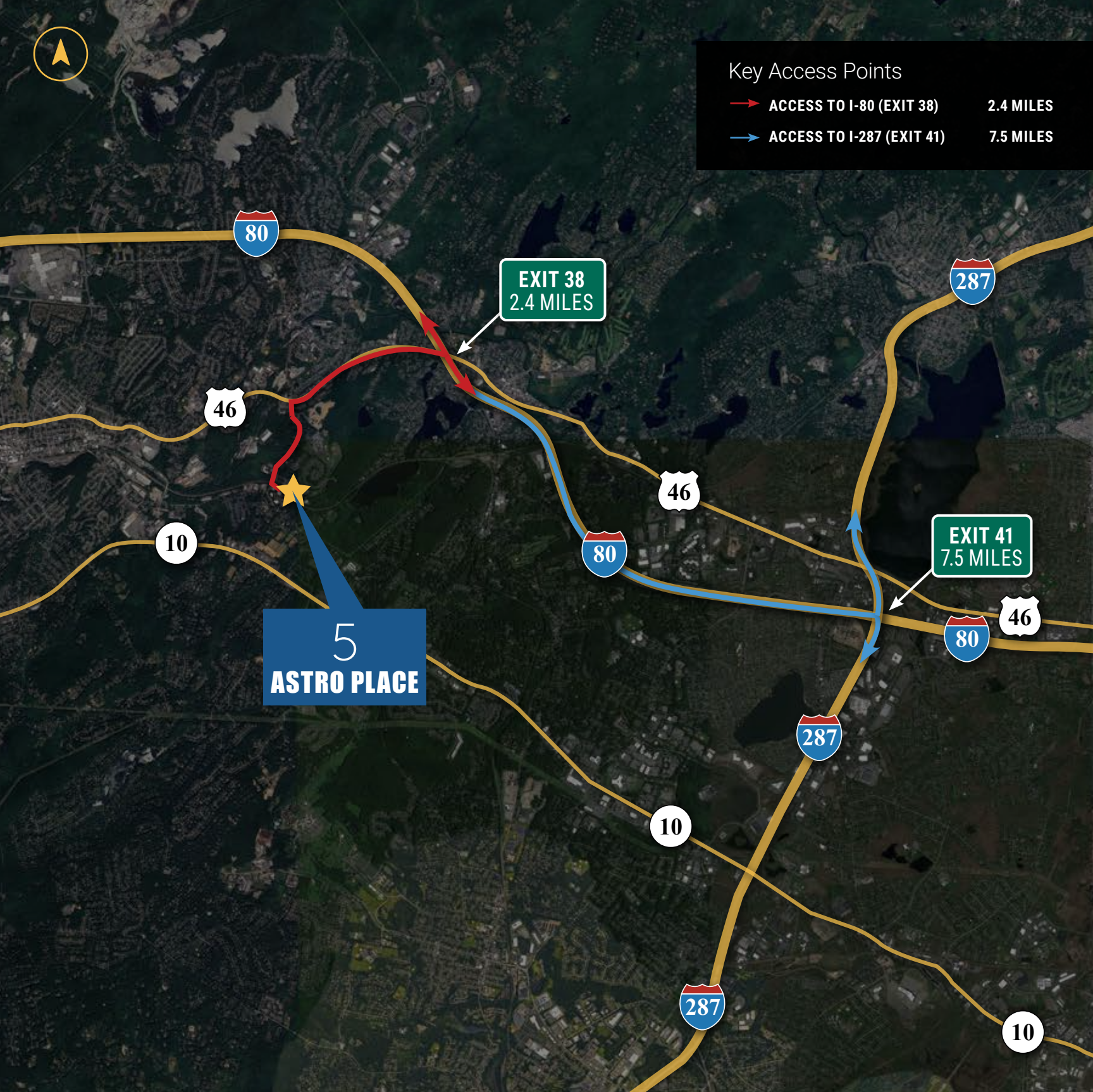
Cross Dock Configuration





Key Access Points

- ACCESS TO I-80 (EXIT 38) 2.4 MILES
- ACCESS TO I-287 (EXIT 41) 7.5 MILES



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