

# INDUSTRIAL & OFFICE SPACE FOR LEASE

## MORRISTOWN NORTH COMMERCE CENTER

45 HORSEHILL ROAD, CEDAR KNOLLS, NJ 07927



## PROPERTY OVERVIEW

### UNIT 106A:

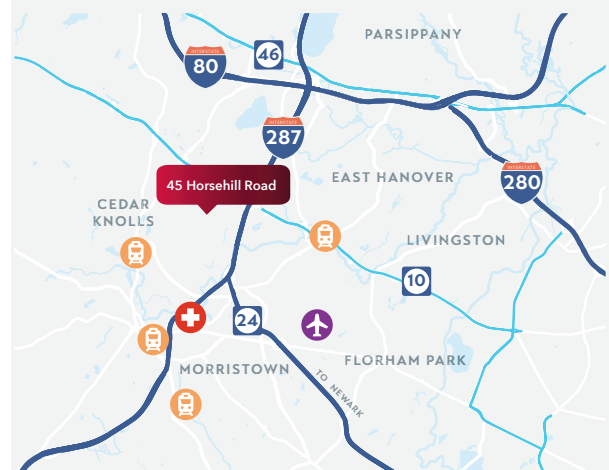
- Total Area: 8,554 SF
- Office Area: 3,550 SF to 7,350 SF (4,800 SF can be removed)
- 2 Loading Docks
- Fully Air-Conditioned
- Est. Taxes & Cam: \$4.06 PSF NNN

### BUILDING FEATURES:

- Total Building Area: 146,176 SF on 14 Acres
- 18' - 20' Clear Ceiling Height
- Wet Sprinkler System
- 40 X 40 Column Spans
- Generous Car Parking
- Zoning - I-5 Which Allows Uses In Ob-R1

### LOCATION FEATURES:

- Close to Multiple Amenities along East Hanover Avenue, Hanover; Downtown Morristown; Morristown Medical Center and Morristown Municipal Airport
- Easy access to Routes 287, 24, & 10
- Short drive to Newark Liberty Airport & NYC



### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Lori Zuck | Partner  
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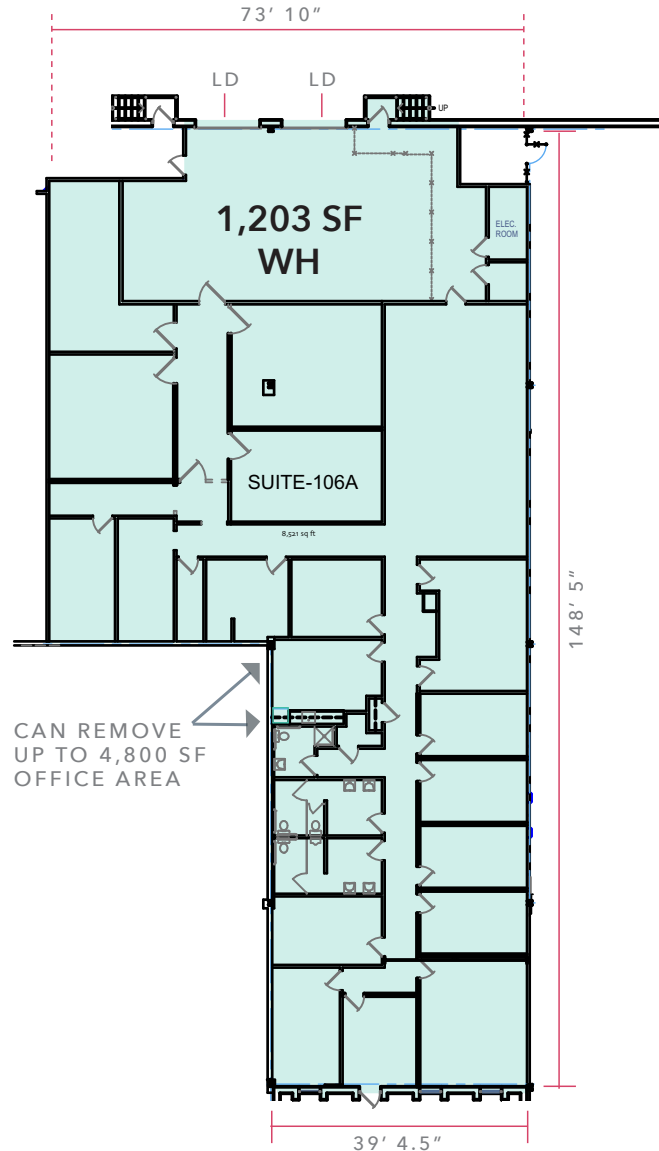
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**UNIT 106A - 8,554 SF AVAILABLE**



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