

# SPACE AVAILABLE IN 30 DAYS

## 5 Fir Court Oakland NJ 07436

### INDUSTRIAL SPACE FOR LEASE



#### Unit 4

6,400 Sq. Ft. Industrial  
2,218 Sq. Ft. Office  
8,618 Total Sq. Ft.

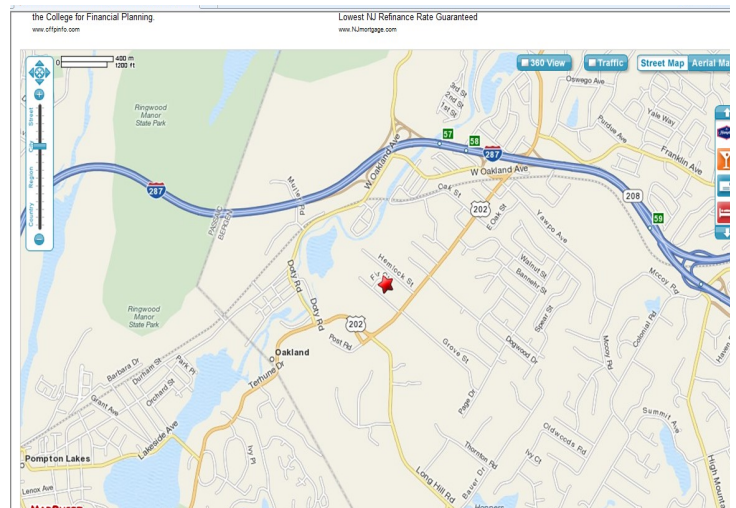
Monthly Rent: \$15.00 per sq ft net, net  
CAM : \$ 4.50 per sq ft  
Parking : 10 Parking Spaces  
Monthly Rent Amount : \$10,773  
Monthly CAM : \$ 3,232

Occupancy: October 1, 2024

#### Benefits:

An attractive, professional business image  
Below market occupancy costs  
Convenient location to Routes 208 and 287  
Professionally managed building in business for over 50 years

Structural: Masonry and Steel  
Parking: 83 Parking Spaces  
Zoning: Office/Industrial  
Sprinklers: 100% Wet  
Utilities: City water, gas & electric separately metered  
22' Clear in industrial space



### Sauter Management

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