



Industrial/Flex Investment for Sale

665 Route 23

WAYNE, NJ 07470

Building Size: Three buildings totaling 18,188 SF on 1.12 acres
Building 1 - +/- 14,190 SF
Building 2 - +/- 2,198 SF
Building 3 - +/- 1,800 SF

Sale Price: Call for Pricing

Location: Buildings are just off Route 23 and close to routes 287,46,80, 3 , and the Garden State Parkway

Features:

- Investment sale
- Over 4 years lease term with the possibility of renewal
- Two tenants
- One of the tenant is a major corporation that occupies buildings 1 and 2

Exclusive Broker
Weichert Commercial
| Brokerage, Inc.

David R. Williams
Senior Vice President
201-218-0658 cell
drwilliams@weichertcommercial.com

225 Littleton Road • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

665 Route 23

Photos



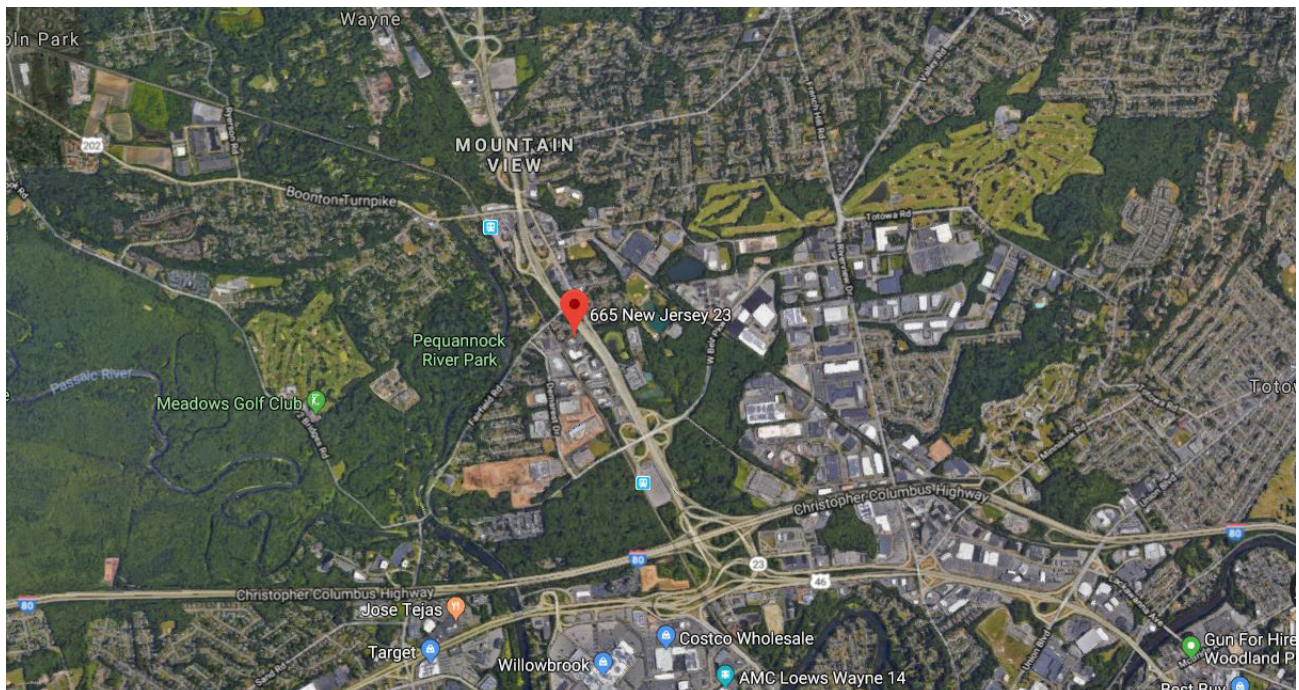
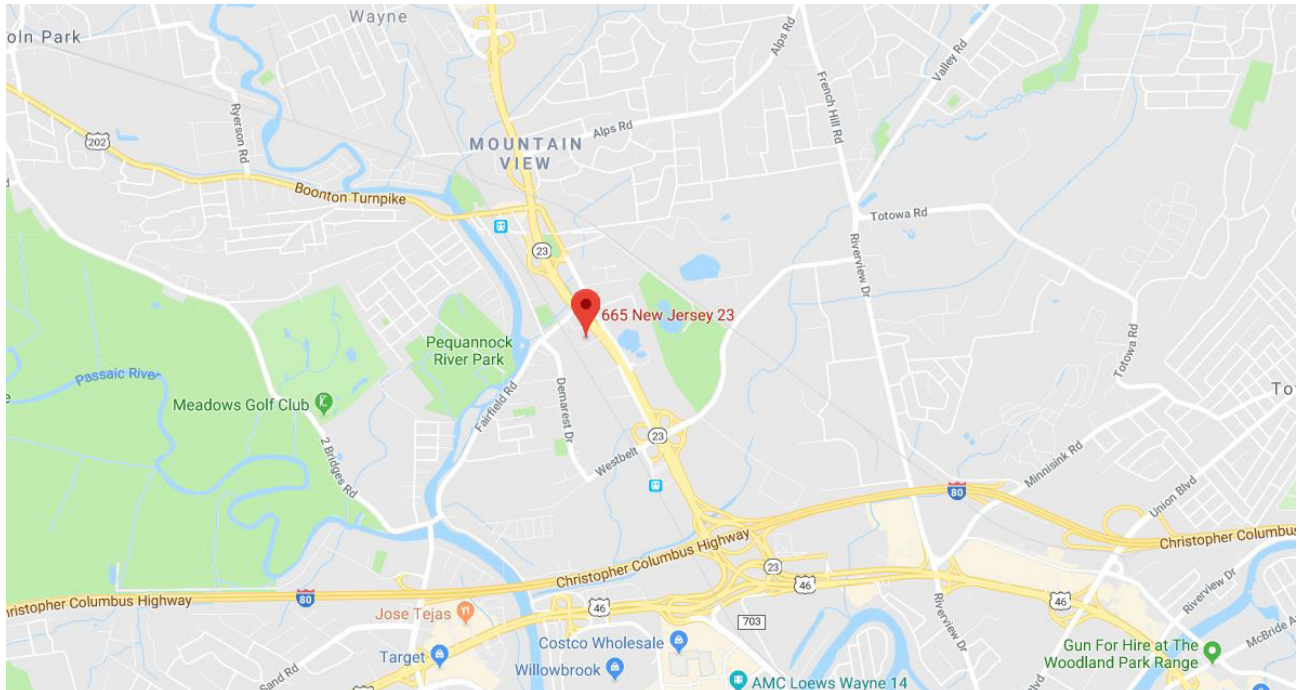
Weichert Commercial
Brokerage, Inc.

225 Littleton Road • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

665 Route 23

Maps



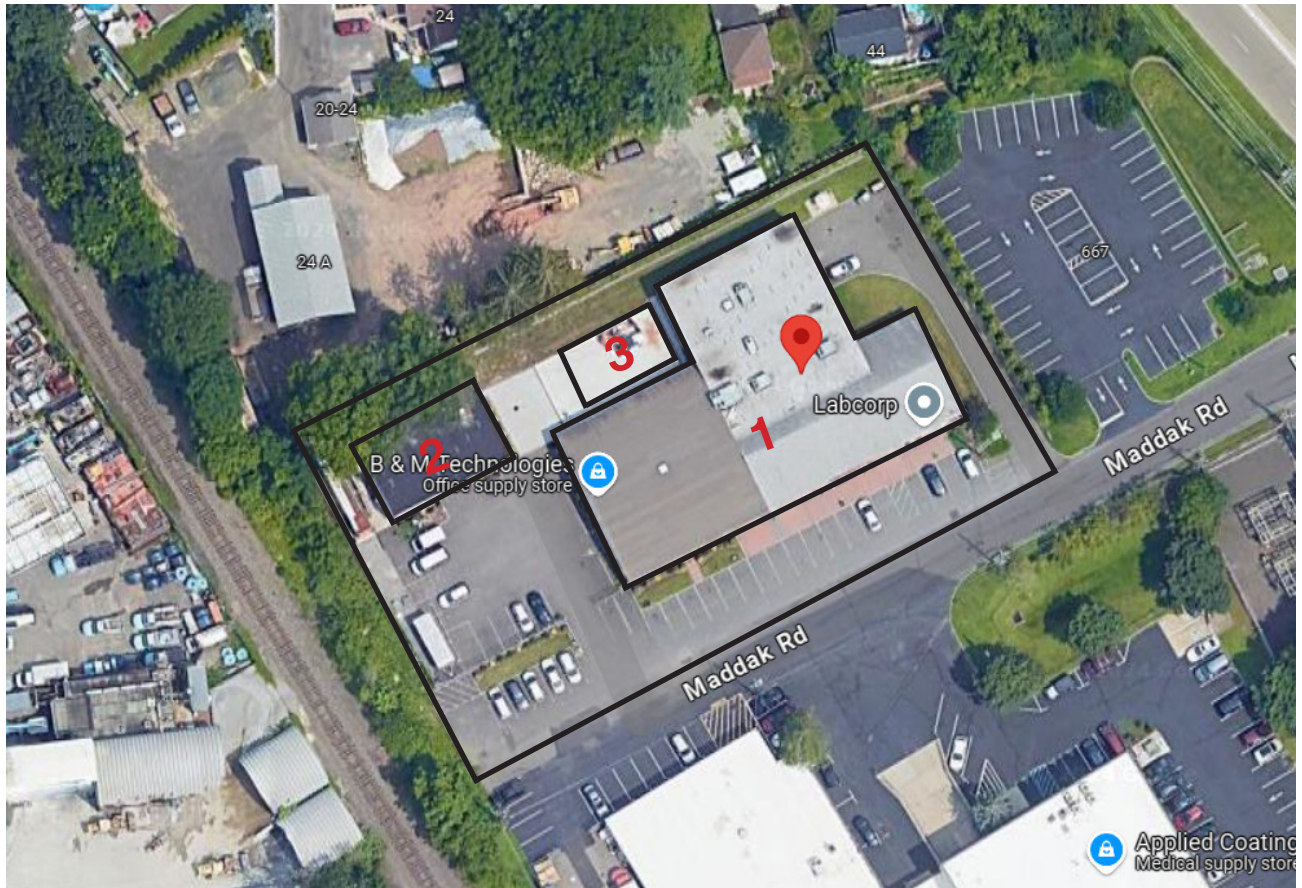
Weichert Commercial
Brokerage, Inc.

225 Littleton Road • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

665 Route 23

Aerial



Weichert Commercial
Brokerage, Inc.

225 Littleton Road • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.