FOR LEASE: 13,602 SF Available

35A West Street, East Hanover, NJ

Resource Realty
Corporate Real Estate Services

35 Years of Dedication & Expertise
www.resource-realty.com



PROPERTY SPECS: Fully Air-Conditioned

Total Available Space: 13,602 SF

Office Area: $\pm 3,000 \text{ SF}$

Ceiling Height: 18' Clear

Loading: 2 Tailgate

Power: 2 Separate Services

• 120/240 volt, 3 phase, 4 wire, 800-1200 amps

• 277/480 volt, 3 phase, 4 wire, 800-1200+ amps

• Backup generator

Lease Rate: \$16.50 PSF NNN

OPEX: \pm \$4.00 PSF

Parking: ±25 cars

Available: 1st Q 2026

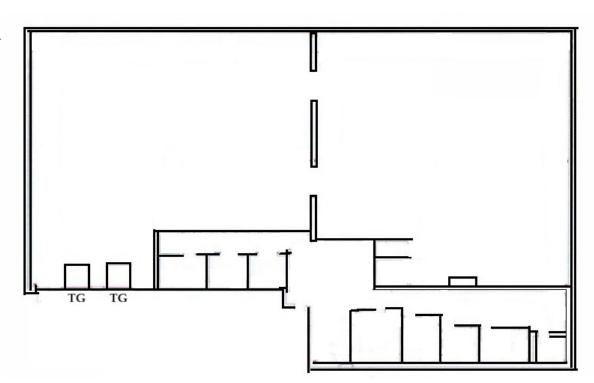


Scheduled Improvements Include:

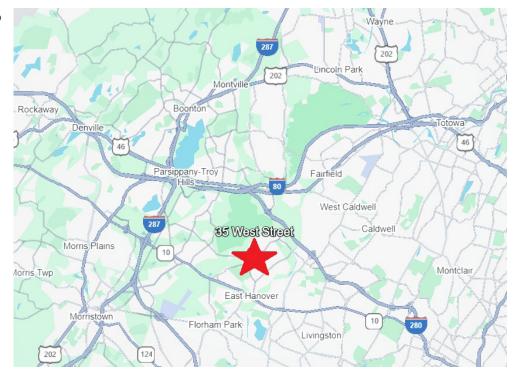
- New roof
- New HVAC
- New parking lot
- New building exterior
- All offices to be refreshed

Comments: Free standing building ideal for distribution, supply house/counter sales, showroom, and other light industrial uses. 100% Climate Controlled.

Floor Plan



Map



Distances to Major Highways:

• Route 46: 1.2 miles

• Route 80: 2.5 miles

• Route 280: 3.5 miles

• Route 287: 4 miles

• Route 10: 4 miles

• Garden State Parkway (GSP): 8.5 miles

• NJ Turnpike (I-95): 15 miles

Exclusive Leasing Agent:



For more information, please contact:

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Ownership:



www.commerceparkventures.com

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