

OFFICE SUITES FOR LEASE

6 State Route 173, Clinton, NJ

Hunterdon County



BUILDING DESCRIPTION

- 75,000 SF corporate office building located on State Highway 173 along I-78
- Beautiful modern lobby and common areas
- Gym, locker room facilities and food services
- 75 seat amphitheater for larger specialty meetings
- Touchless main entry door and backup generator
- Suites from 1,500 SF -15,000 SF
- Prebuilt suites and will build to suit
- Offered at: \$17.50. PSF + \$2 TE



Timothy P. Deluccia

Broker Associate

908-938-6405

tim@delucciacommercialgroup.com

Commercial Sales/Leasing

BERKSHIRE
HATHAWAY | FOX & ROACH,
HOMESERVICES REALTORS®

COMMERCIAL DIVISION

200 51

PROGRESS PRINT
12/15/2023 11:09:51 AM



PROJECT INFORMATION
PROJECT NAME: [REDACTED]
PROJECT ADDRESS: [REDACTED]
PROJECT NUMBER: [REDACTED]

CONSULTANT

AREA CALCULATION
DATE: DECEMBER 29, 2023

DATE	DESCRIPTION	BY	CHKD BY
12/29/23	AREA CALCULATION	[REDACTED]	[REDACTED]

DESARFO REAL ESTATE DEVELOPMENT, LLC
ELIAS MANRIQUEZ
CORPORATE NUMBER: [REDACTED]

TEST FIT:

EXISTG KRAMER ELECTRONICS BUILDING

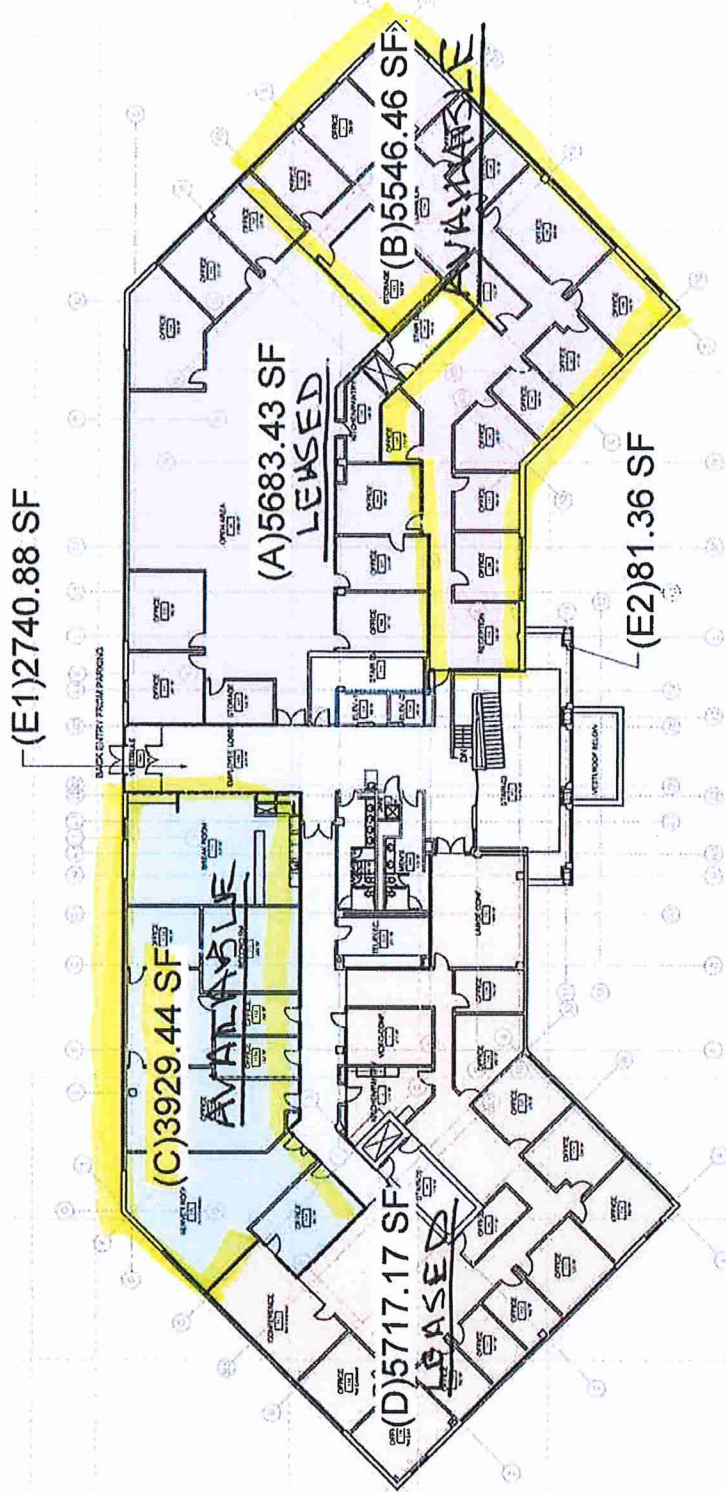
OWNER: [REDACTED]
ARCHITECT: [REDACTED]

PLAN - SECOND FLOOR

SHEET NUMBER
A10
FOR REFERENCE ONLY

FOR AREA CALCULATION PURPOSE ONLY (12/15/2023)

- AREA (A) 5683.43 SF
- AREA (B) 5546.46 SF
- AREA (C) 3929.44 SF
- AREA (D) 5717.17 SF
- AREA (E1) 2740.88 SF
- AREA (E2) 8136 SF



A i D [REDACTED]

SECOND FLOOR PLAN

AVAILABLE "B+C"

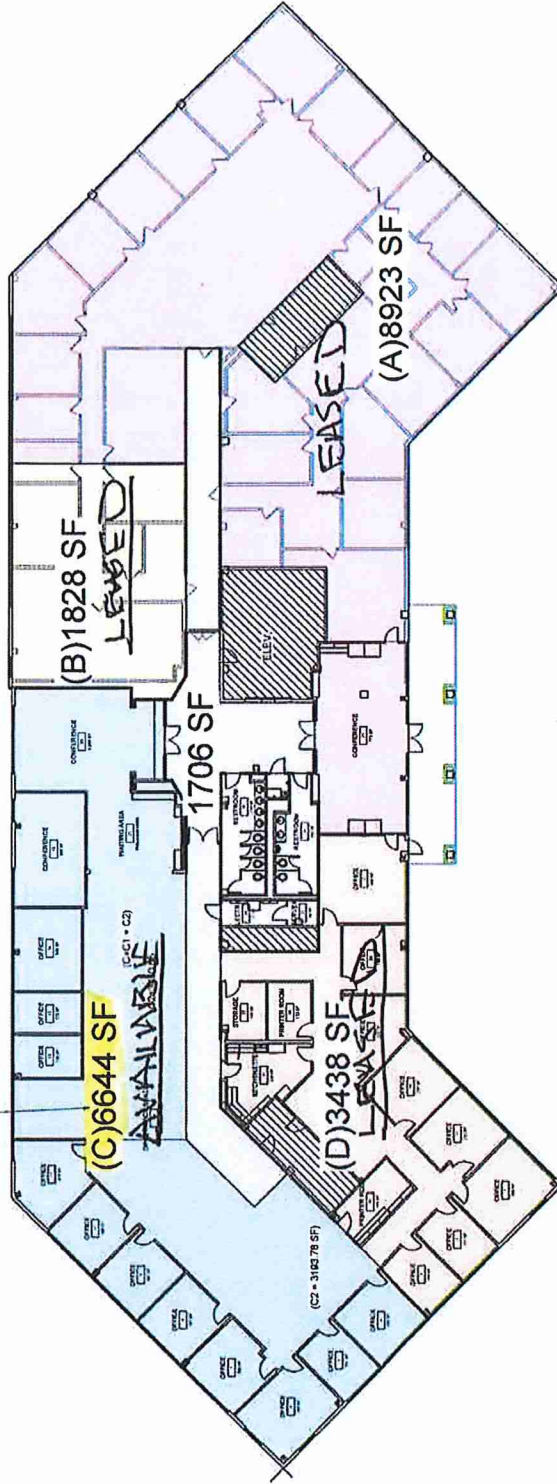
100 13

2017 E

FOR AREA CALCULATION PURPOSES ONLY (1) (2) (3) (4)

- AREA (A) 8923 SF
- AREA (B) 1828 SF
- AREA (C) 8544 SF
- AREA (D) 3438 SF
- AREA (E) 1706 SF
- CORRL

AREA "C" AN OPTION TO SUB DIVIDE



A2 B2 D Reworked

AVAILABLE 'C' !!

FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



M C 1

AREA CALCULATION
DATE: NOVEMBER 29, 2023
PROJECT: EXISTING
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

DESARCO REAL ESTATE DEVELOPMENT, LLC
1000 N. WASHINGTON ST., SUITE 1000
CHICAGO, IL 60610
TEL: 312.555.1234
WWW.DESARCO.COM

PLAN - THIRD FLOOR
SHEET NUMBER: **A11**

6 State Route 173 Clinton, NJ

