

86,000 SF DIVISIBLE
122 IRON MOUNTAIN ROAD
MINE HILL, NJ

NEW INDUSTRIAL BUILDING - AVAILABLE NOW



BUILDING INFORMATION

Total SF: 86,000 SF (Divisible to 40,000 SF)

Land Area: 6.26 Acres

Ceiling Height: 25'5" - 29' clear

Loading: 16 loading docks + 1 DI

Column Span: 50' x 40'

Sprinkler: ESFR

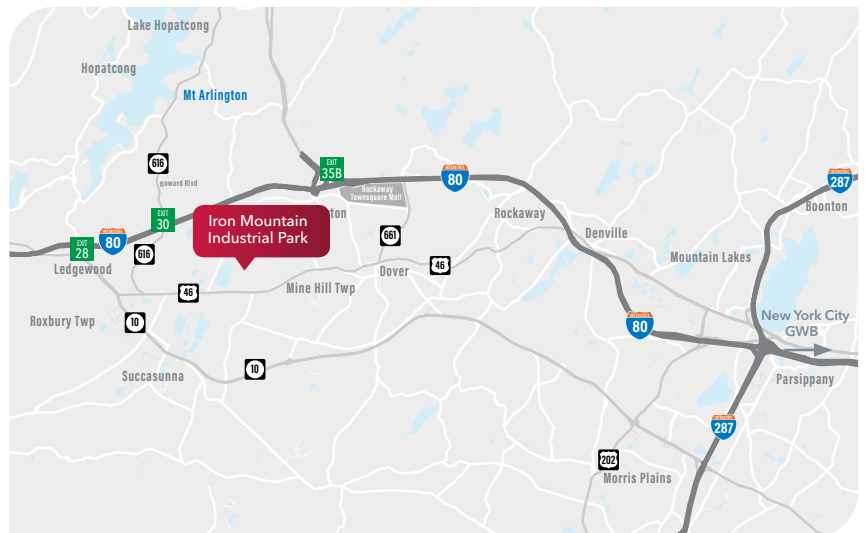
Parking: 87 parking spaces

Power: 800 Amps/480 Volts

Floor Load: 4500 PSI with structural steel

Date of Delivery: Immediate

Zoning: ED - broad range of industrial uses permitted including warehousing, manufacturing, recreation, outside storage, red label, etc



Direct access to Route 46 with close proximity to Routes 80 & 10

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

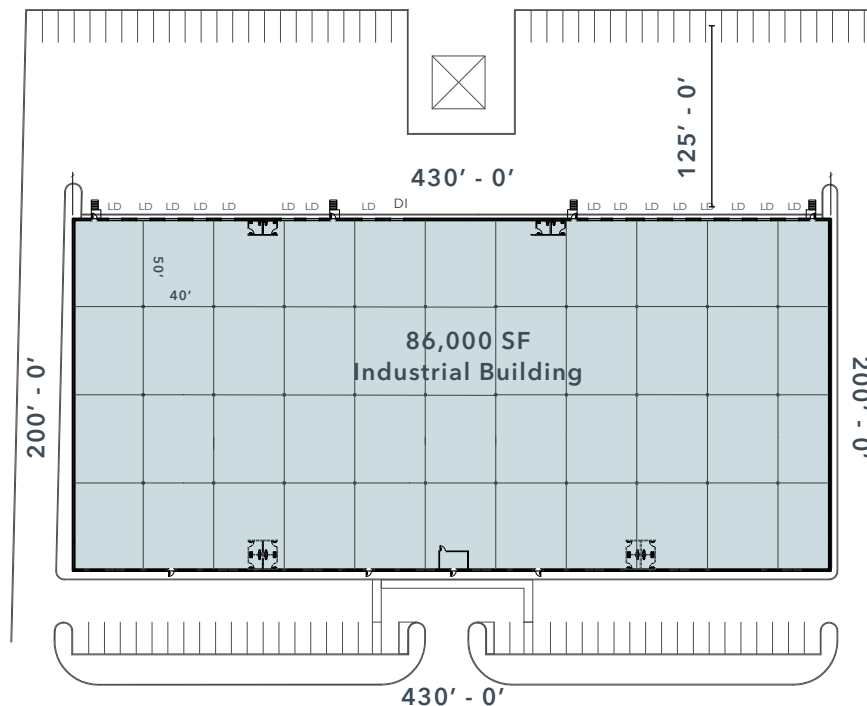
Lori Zuck | Partner
lori.zuck@lee-associates.com
C 201.259.8888

Jeff Furey | Partner
jeffrey.furey@lee-associates.com
C 609.915.1285

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

86,000 SF DIVISIBLE
122 IRON MOUNTAIN ROAD
MINE HILL, NJ

AERIAL VIEW



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Lori Zuck | Partner
lori.zuck@lee-associates.com
C 201.259.8888

Jeff Furey | Partner
jeffrey.furey@lee-associates.com
C 609.915.1285

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.