

# 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 totaling 26,768 SF -1,500, 4518, 5750 and 15,000 SF
- Prebuilt suites and will build to suit
- Offered at: \$16.50. PSF + \$2 TE



Timothy P. Deluccia

Broker Associate

908-938-6405

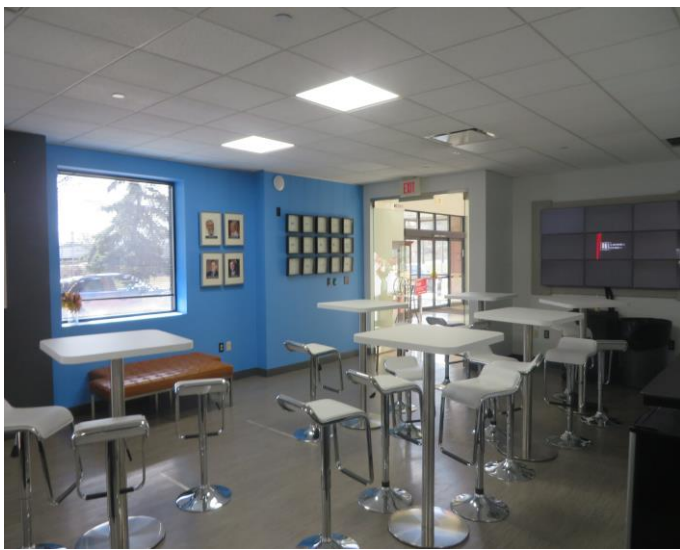
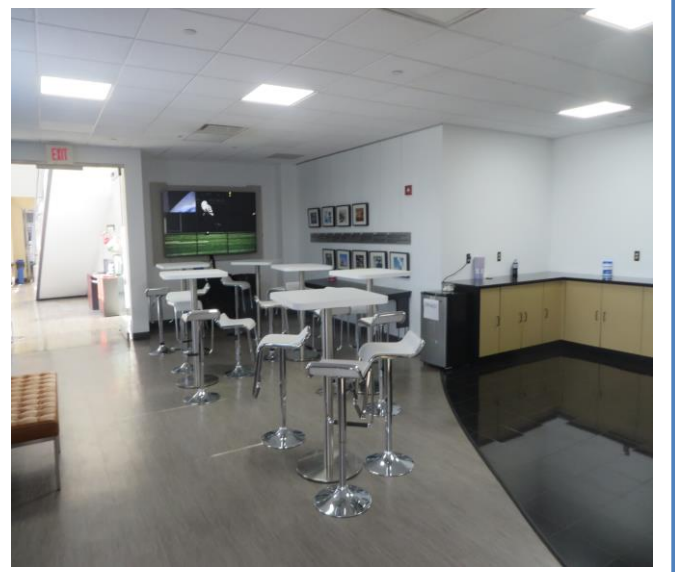
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Commercial Sales/Leasing

BERKSHIRE  
HATHAWAY | FOX & ROACH,  
HOMESERVICES REALTORS®

COMMERCIAL DIVISION

6 State Route 173 Clinton, NJ



PROGRESS PRINT  
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CONTRACT NO. 2023-001  
PROJECT NO. 2023-001  
DATE: 12/15/2023

CONSULTANT

PHASE / SUBMISSION  
AREA CALCULATION  
REVISION: NOVEMBER 29, 2023

NO.	DATE	DESCRIPTION
1	11/29/23	ISSUED FOR PERMIT
2	11/29/23	ISSUED FOR PERMIT
3	11/29/23	ISSUED FOR PERMIT
4	11/29/23	ISSUED FOR PERMIT
5	11/29/23	ISSUED FOR PERMIT
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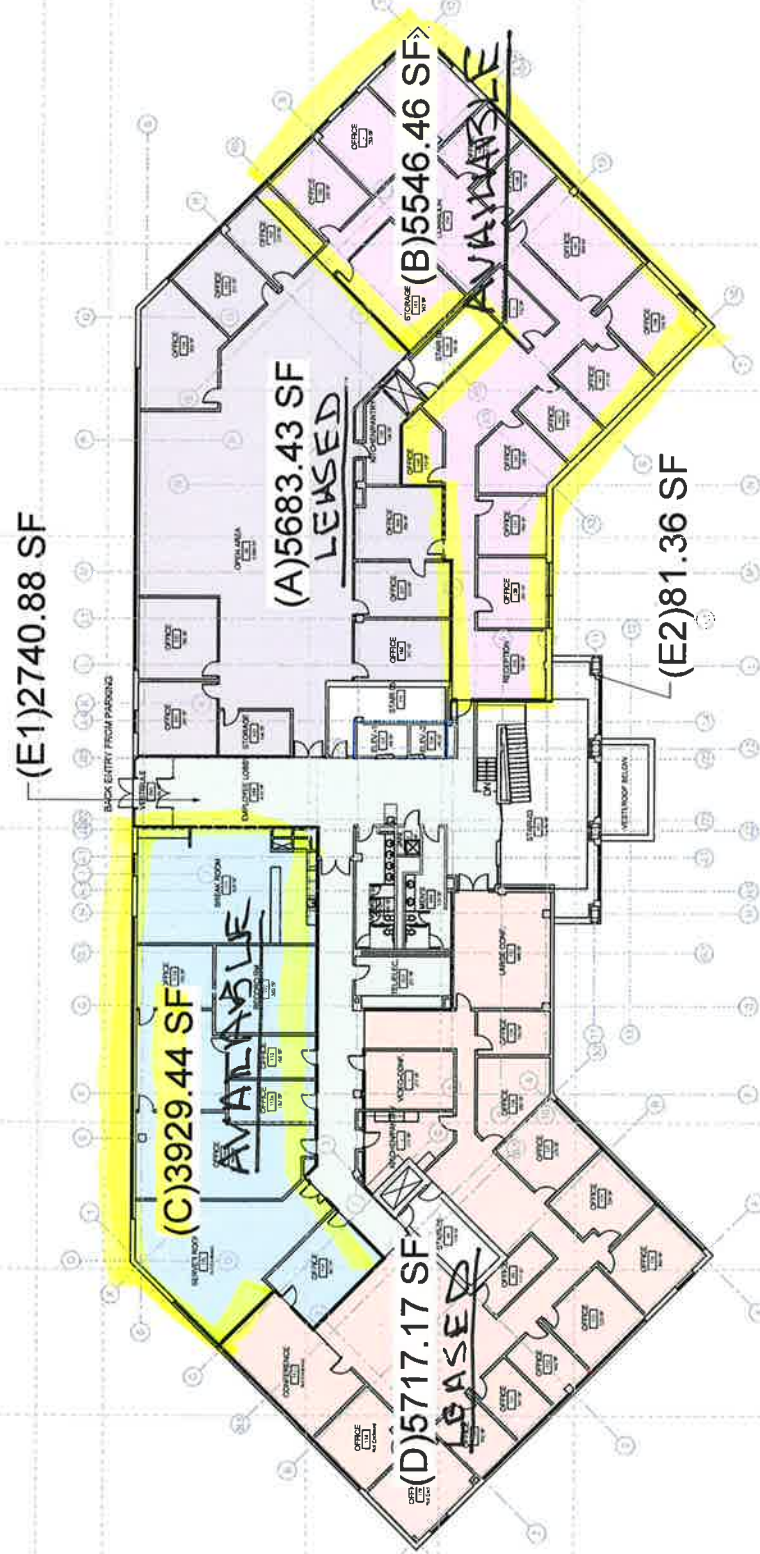
DESAPIO REAL ESTATE DEVELOPMENT, LLC  
1500 W. 15TH STREET  
DENVER, CO 80202

EXISTING KRAMER ELECTRONICS BUILDING  
CLINTON, NJ 08809

PLAN - SECOND FLOOR  
SHEET NUMBER  
**A10**  
FOR REFERENCE ONLY

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

- AREA (A) 5883.43 SF
- AREA (B) 5546.46 SF
- AREA (C) 3929.44 SF
- AREA (D) 5717.17 SF
- AREA (E1) 2740.88 SF
- AREA (E2) 81.36 SF



1 SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

AVAILABLE "B+C"

A i D

12/15/23

