

FOR LEASE

FLEX INDUSTRIAL
HEALTHCARE
RETAIL

**1271 US HIGHWAY 22.
LEBANON, NJ 08833**

LEBANON PLAZA BUSINESS CENTER

Highly visible location on Route 22 East in Lebanon, NJ, just off of Exit 20A of Interstate 78. Both Route 31 and Route 287 are only minutes away.

MULTIPLE LEASE OPPORTUNITIES AVAILABLE



**DAILY TRAFFIC COUNTS AVERAGE OVER
23,000 VEHICLES PER DAY**

- Space Can also Accommodate Small FLEX Industrial Users Along with Retail and Healthcare.
- Can accommodate a tenant as large as 21,000 sq ft
- Highly visible location on Route 22 East in Lebanon, NJ, just off Exit 20A of Interstate 78. Both Route 31 & Route 287 are minutes away.
- Ample parking with over 450 parking spaces
- Retail Spaces with 10-12 foot ceilings and all glass storefronts
- Building contains four (4) rear loading docks with convenient freight access



Robert "Bob" Barnett
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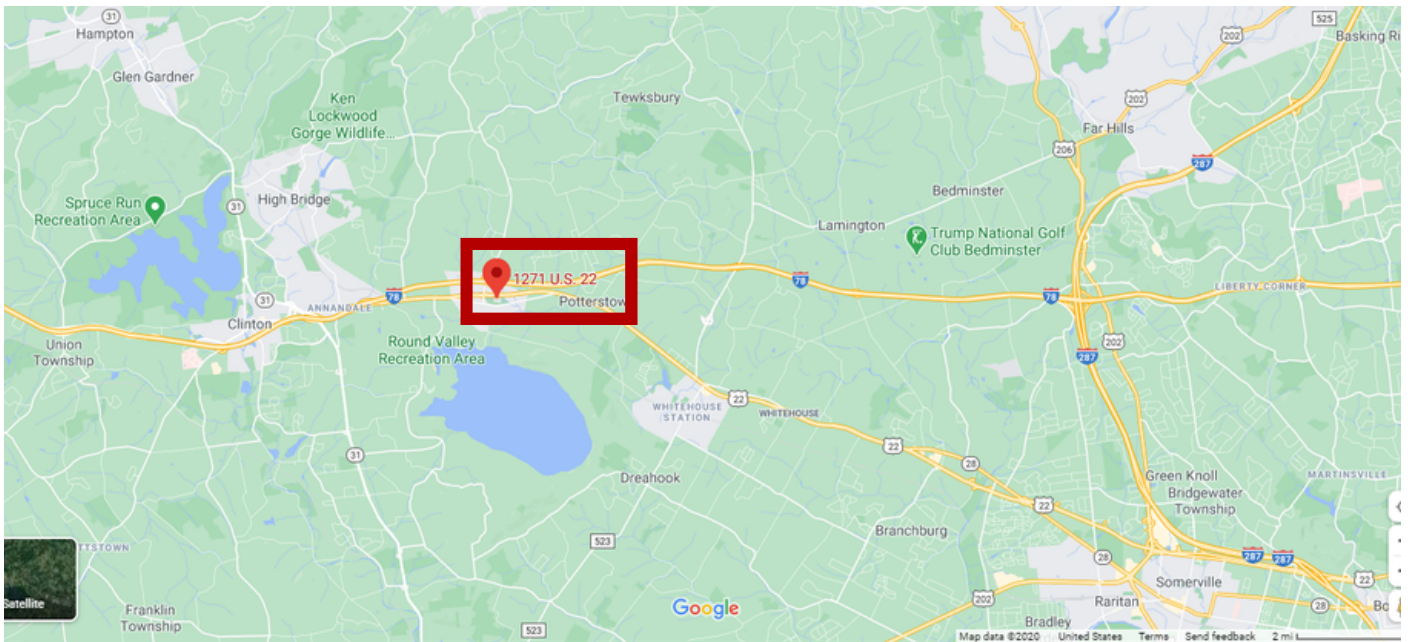
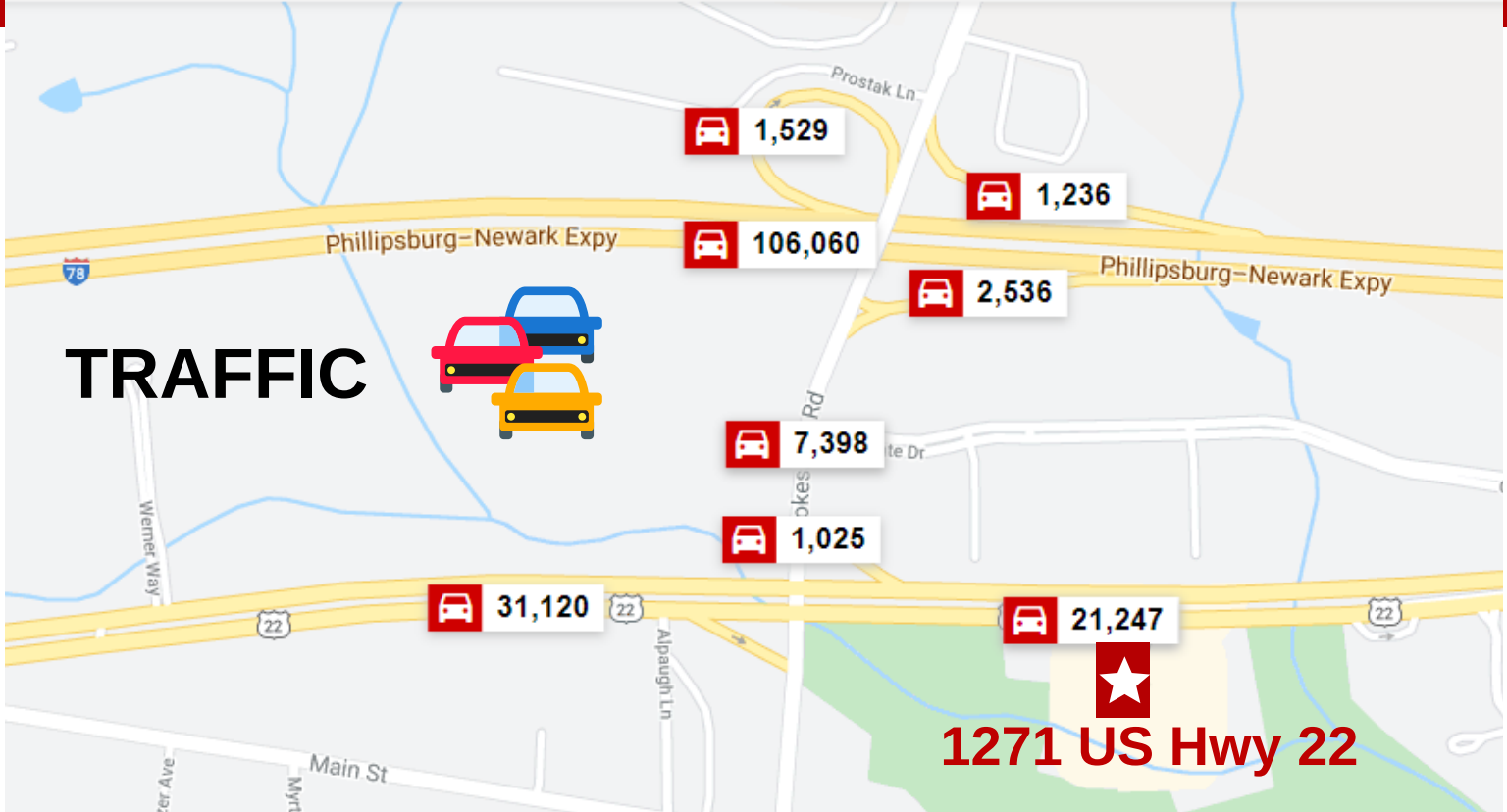
If you have a brokerage agreement with another agency, this is not intended as a solicitation.

TRANSPORTATION - COMMUTER RAIL

NJ Transit Commuter Rail
Lebanon Station (Raritan Valley Line)
5 min drive 1.2 mi



NJ Transit Commuter Rail
Annandale Station (Raritan Valley Line)
7 min drive 3.4 mi



Routes 78, 31 and Route 287 are only minutes away



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- Freeway Visibility
- 586' Frontage on US 22
- 16 Units Available

- Property Manager on Site
- Signage
- Tenant Controlled HVAC



Source: Loopnet.com, Google Maps



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AVAILABLE UNITS

INDUSTRIAL	1st Fl-Ste E-1	800 SF
INDUSTRIAL	1st Fl-Ste E-2	1,697 SF
INDUSTRIAL	1st Fl-Ste E-4	2,938 SF
INDUSTRIAL	1st Fl-Ste E-5	2,464 SF
INDUSTRIAL	1st Fl-Ste E-6	1,646 SF
INDUSTRIAL	1st Fl-Ste E-8	918 SF
RESTAURANT	1st Fl-Ste N-1	2,469 SF
RETAIL	1st Fl-Ste N-2	816 SF
RETAIL	1st Fl-Ste N-3	817 SF
RETAIL	1st Fl-Ste N-4	1,145 SF
RETAIL	1st Fl-Ste N-5	2,960 SF
RETAIL	1st Fl-Ste N-7	811 SF
RETAIL	1st Fl-Ste W-1	2,180 SF
RETAIL	1st Fl-Ste W-4	1,110 SF
OFFICE/RETAIL	1st Fl-Ste W-6B	352 SF
OFFICE/RETAIL	1st Fl-Ste W-6C	380 SF

Source: Loopnet.com, Google Maps



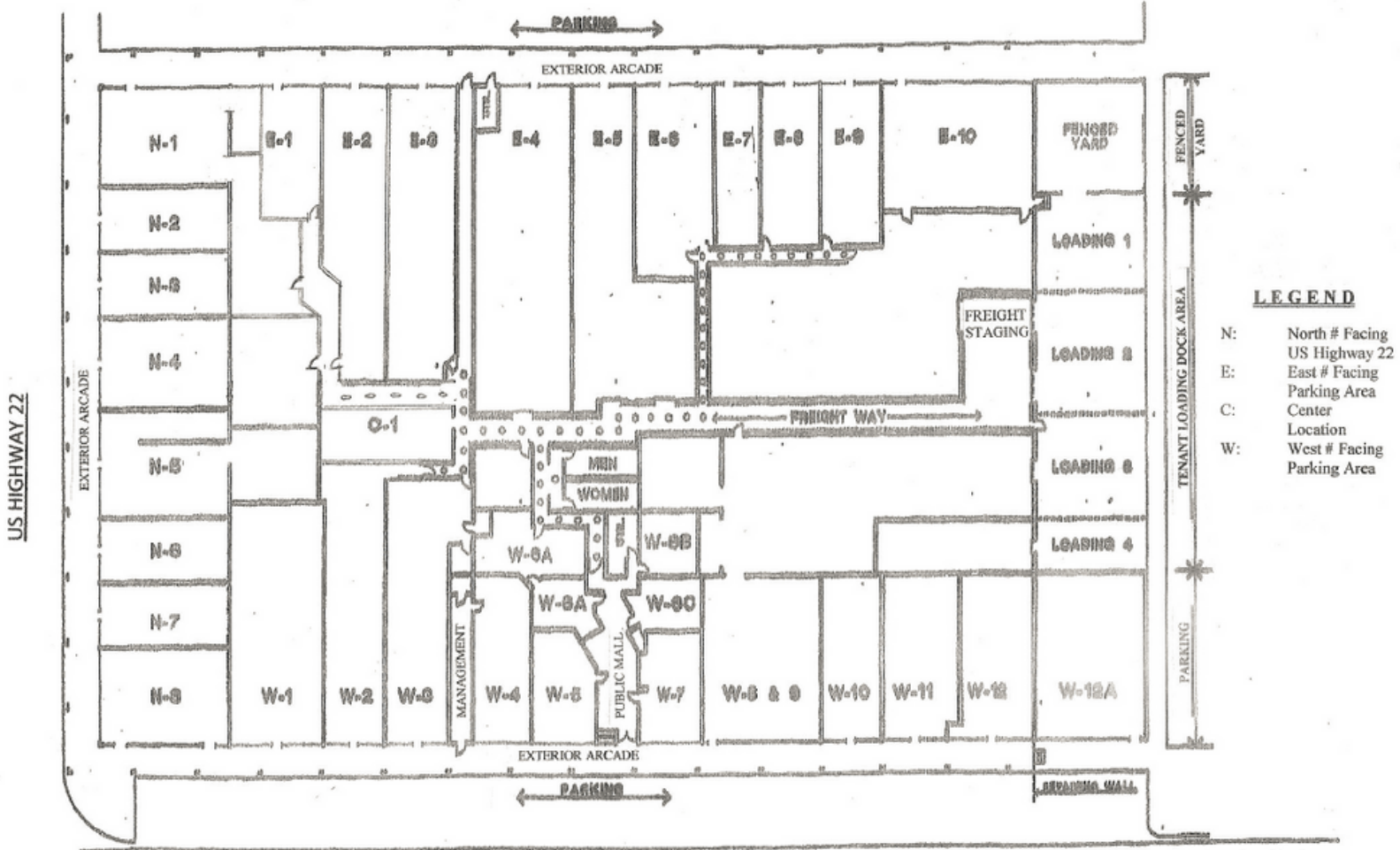
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FLOOR PLAN



OWNER/MANAGER:
 JOSEPH P MOGLIA & DAUGHTERS
 (908) 236-6633

LEBANON PLAZA
 1271 RT 22 EAST - LEBANON, N.J.

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