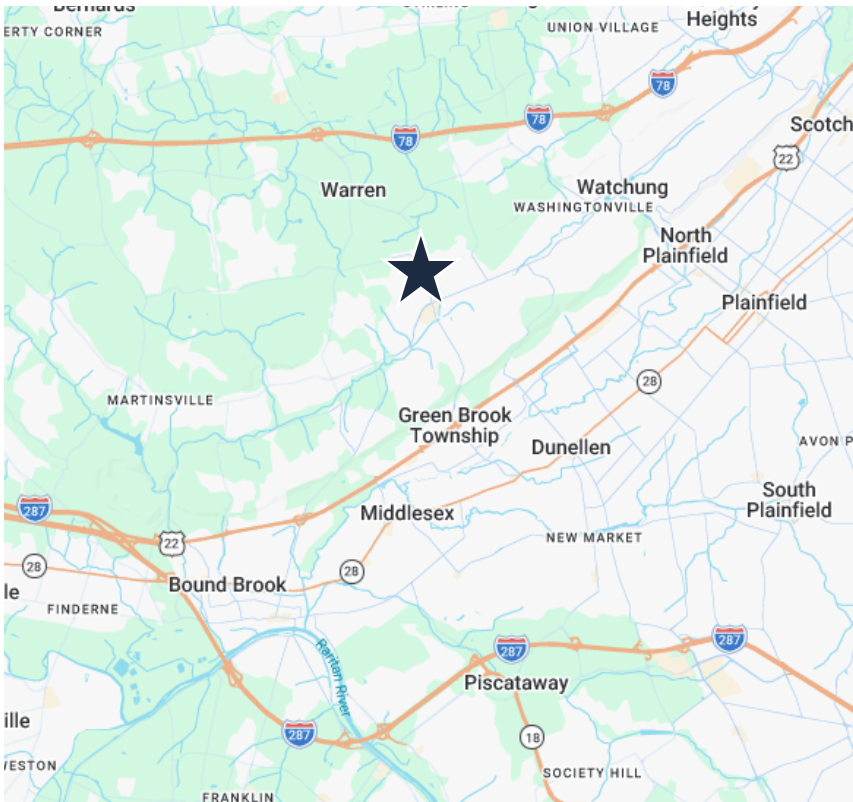




Specifications

±7,800 SF TOTAL BUILDING SIZE	2 STORIES
28 Spaces PARKING	±4,000 SF AVAILABLE SPACE
BR 40 ZONING	\$19.50 PSF MG LEASE RATE

1 AC (Block 78, Lot 21.03)
LOT SIZE

\$25,596.72
TAXES (2025)

Property Has 2 Generators,
Security System and 2 Outdoor Sheds
Great for Family Practice, Dental,
Other Professional Use
COMMENTS

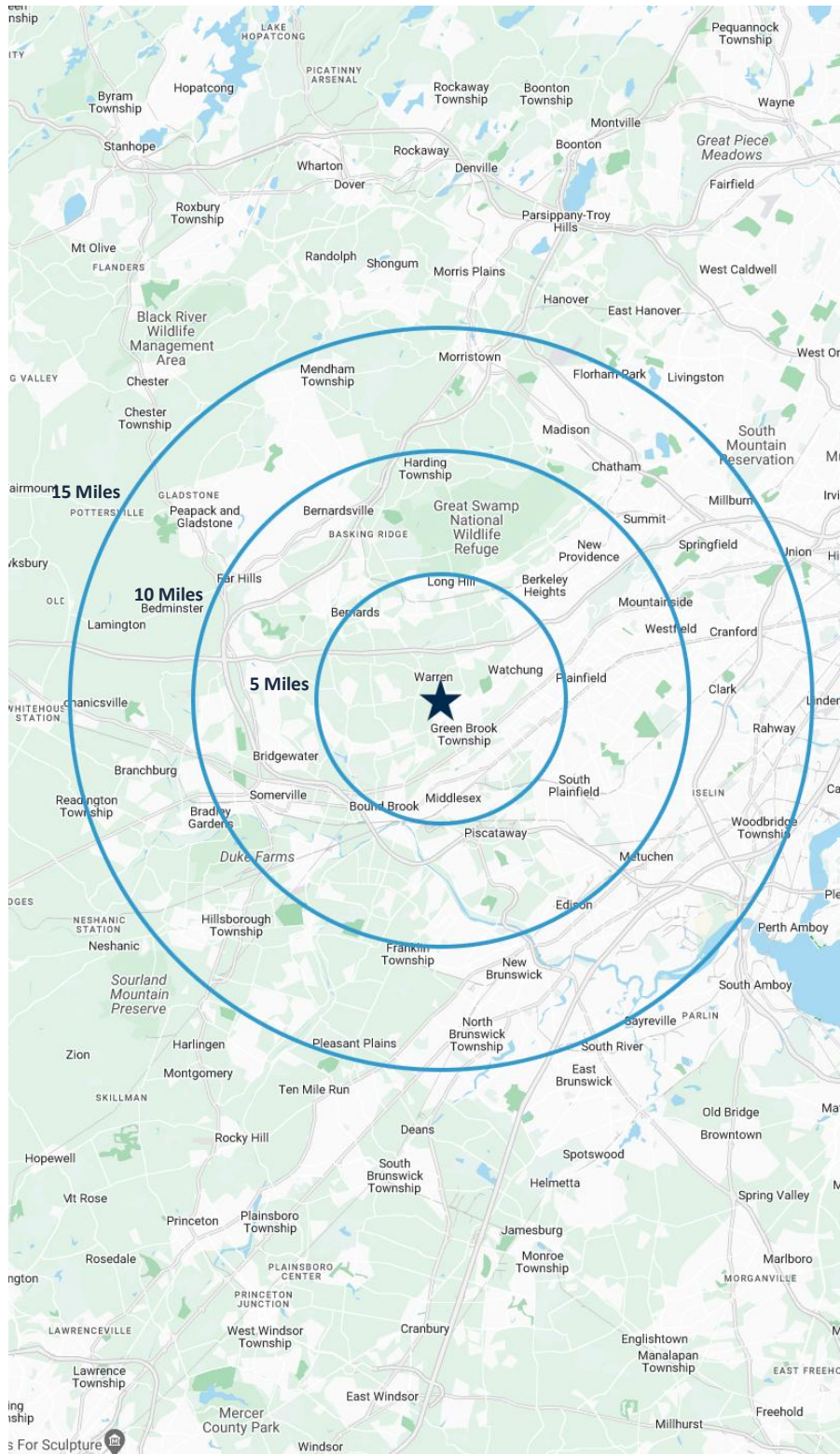
2.4 Miles to I-287
2.5 Miles to I-78 Exit 36
ACCESSIBILITY

For additional property information or to arrange an inspection,
please contact the exclusive brokers:

Tamara J. Blau
Senior Director
973.379.6644 x 148
TBlau@blauberg.com

Brad Jacobs
Senior Director
973.379.6644 x 143
BJacobs@blauberg.com





5 MILES

- Total Population: 209,071
- Households: 70,532
- Median Household Income: \$134,725
- Average Household Size: 2.9
- Transportation to Work: 111,204
- Labor Force: 167,263

10 MILES

- Total Population: 769,701
- Households: 267,088
- Median Household Income: \$151,468
- Average Household Size: 2.8
- Transportation to Work: 404,458
- Labor Force: 623,120

15 MILES

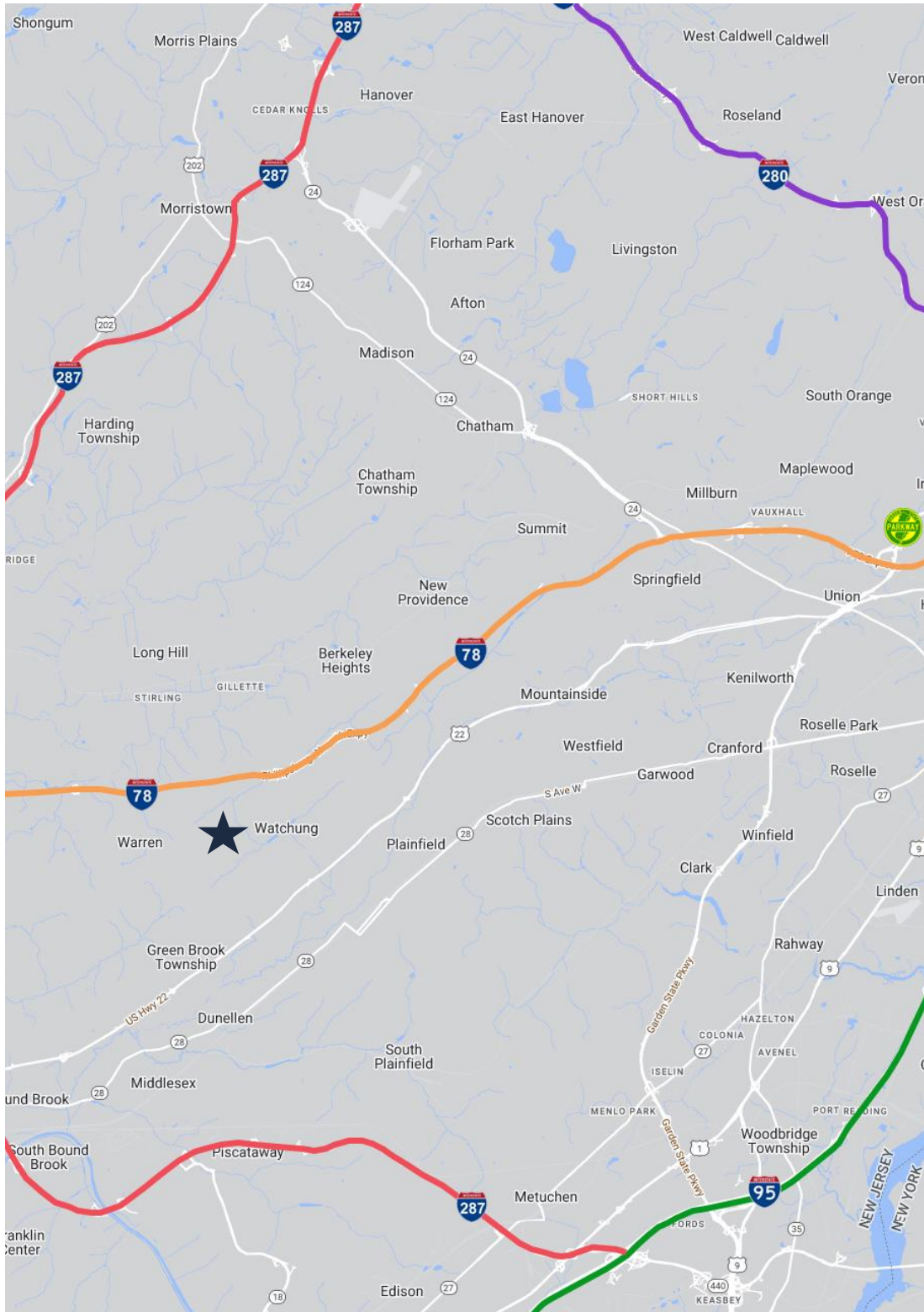
- Total Population: 1.74M
- Households: 612,952
- Median Household Income: \$142,732
- Average Household Size: 2.8
- Transportation to Work: 914,733
- Labor Force: 1.4M

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FOR LEASE | 97 MOUNT BETHEL ROAD | WARREN, NJ



ACCESSIBILITY



2.4 MI
Route 22



2.5 MI
I-78 Exit 36



9.0 MI
I-287

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