

# 270 ROUTE 46 EAST

270 Us Highway 46  
Rockaway, NJ 07866

## Flex For Sale



Sale Information:  
973.599.0050

**Rick Genthe**  
973.599.0050  
Rgenthe@lpc.com

**Robert Lee**  
973.599.0050  
rlee@lpc.com

# Lincoln

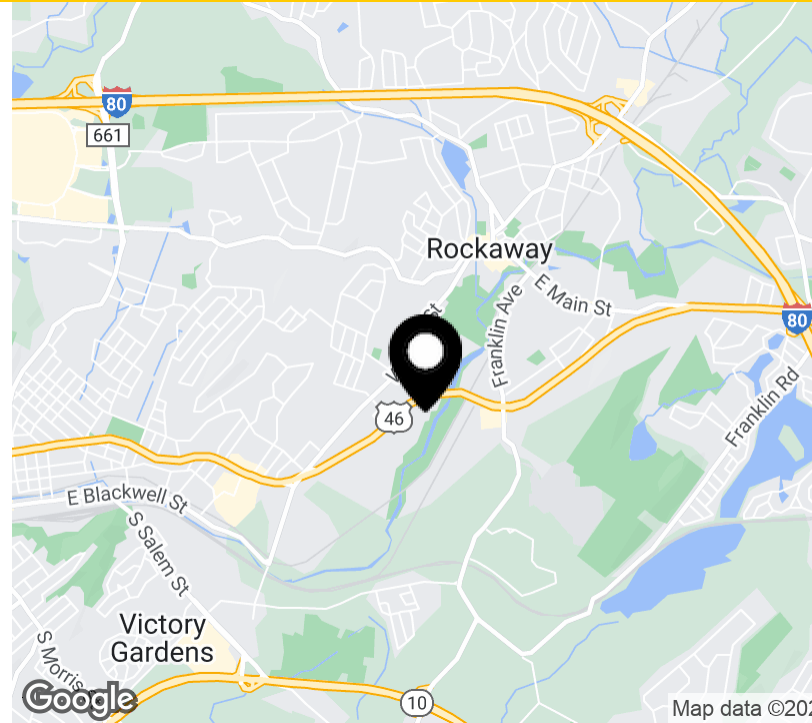
Lincoln Property Company  
9 Entin Road  
Parsippany, NJ 07054

[www.lpc.com](http://www.lpc.com)

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Flex For Sale

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## Offering Summary

Sale Price:	\$4,500,000
Building Size:	32,500 SF
Available SF:	10,540 SF
Lot Size:	5.83 Acres
Price / SF:	\$138.46
Year Built:	1986
Zoning:	GLI

## Property Highlights

- 32,500 total square feet
- One and two-story office and flex configurations
- Only 8 minutes from Interstate 80 via exit 37, Rt 10 1.8 miles
- Newly paved parking lot
- High parking ratio
- Upgraded all HVAC and common area lighting
- Roof replaced in 2018
- Asset offers owners immediate cash flow with an ability to enhance value through significantly below market rents and further leasing of vacancies
- Three existing tenants range in size from 5,000 sf – 17,500 sf creating a rent roll that is diverse in both size and use
- Leases are triple net in structure

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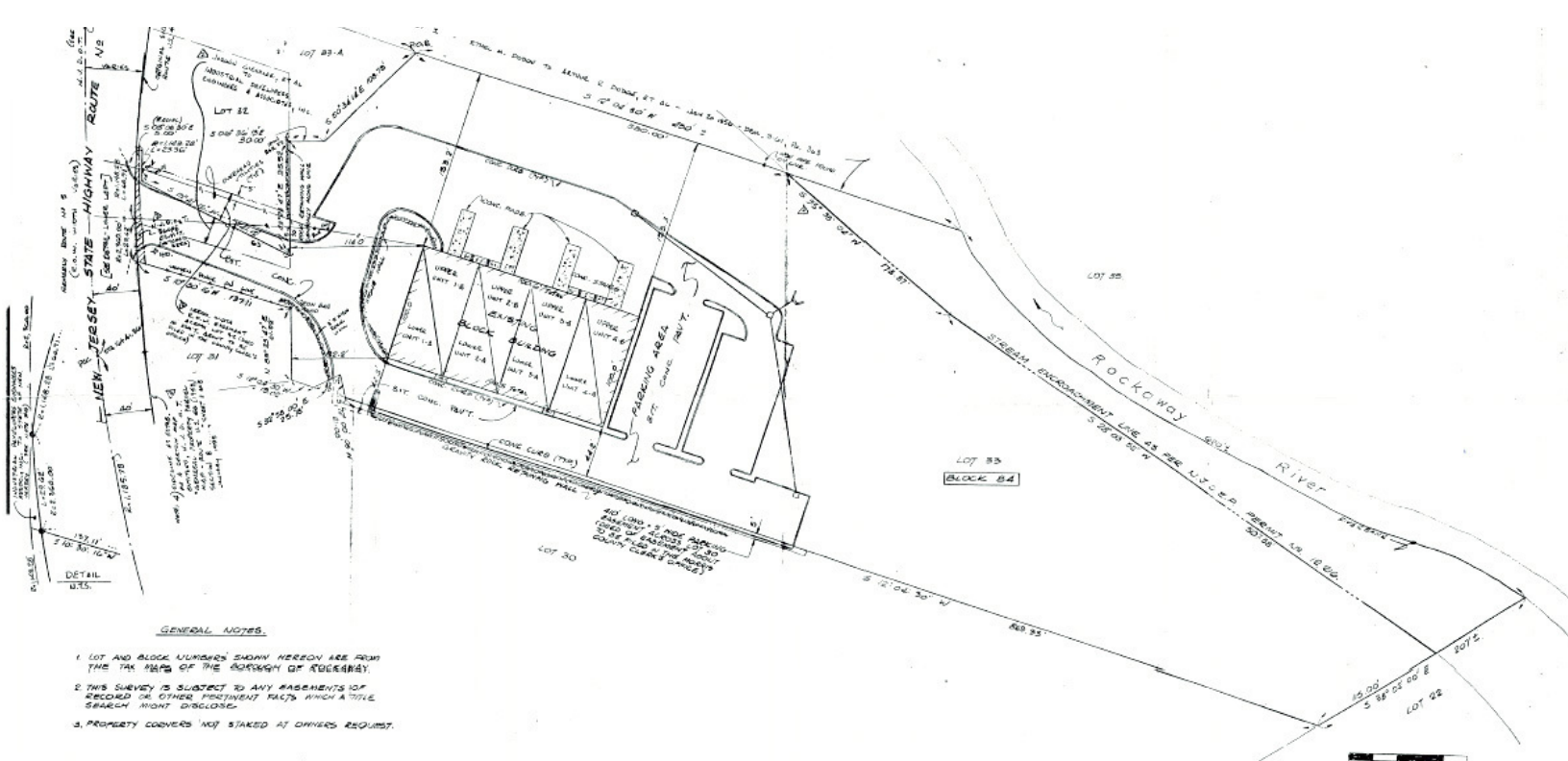
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Additional Photos

270 Us Highway 46 | Rockaway, NJ 07866



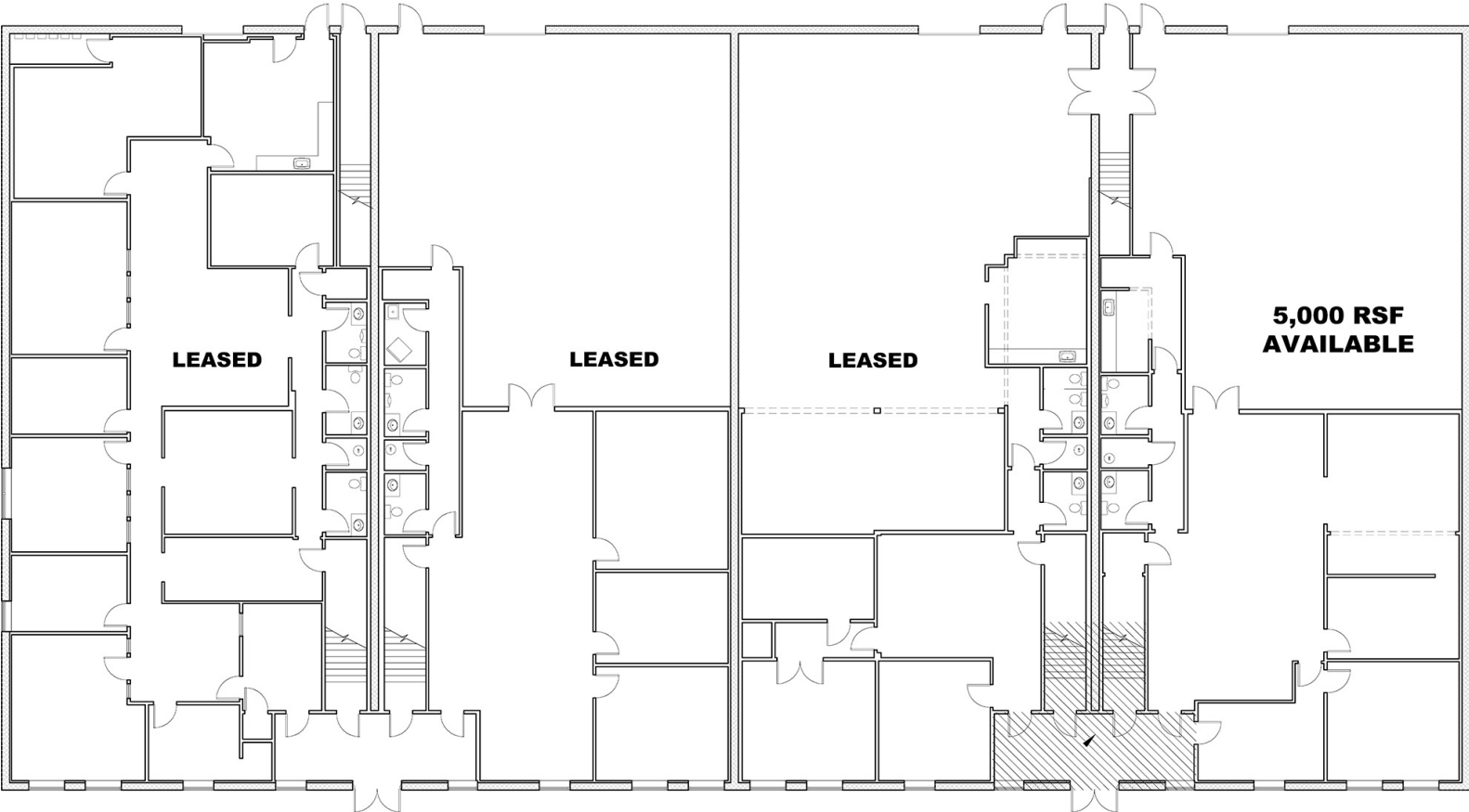
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# 270 ROUTE 46 EAST

Floor 1

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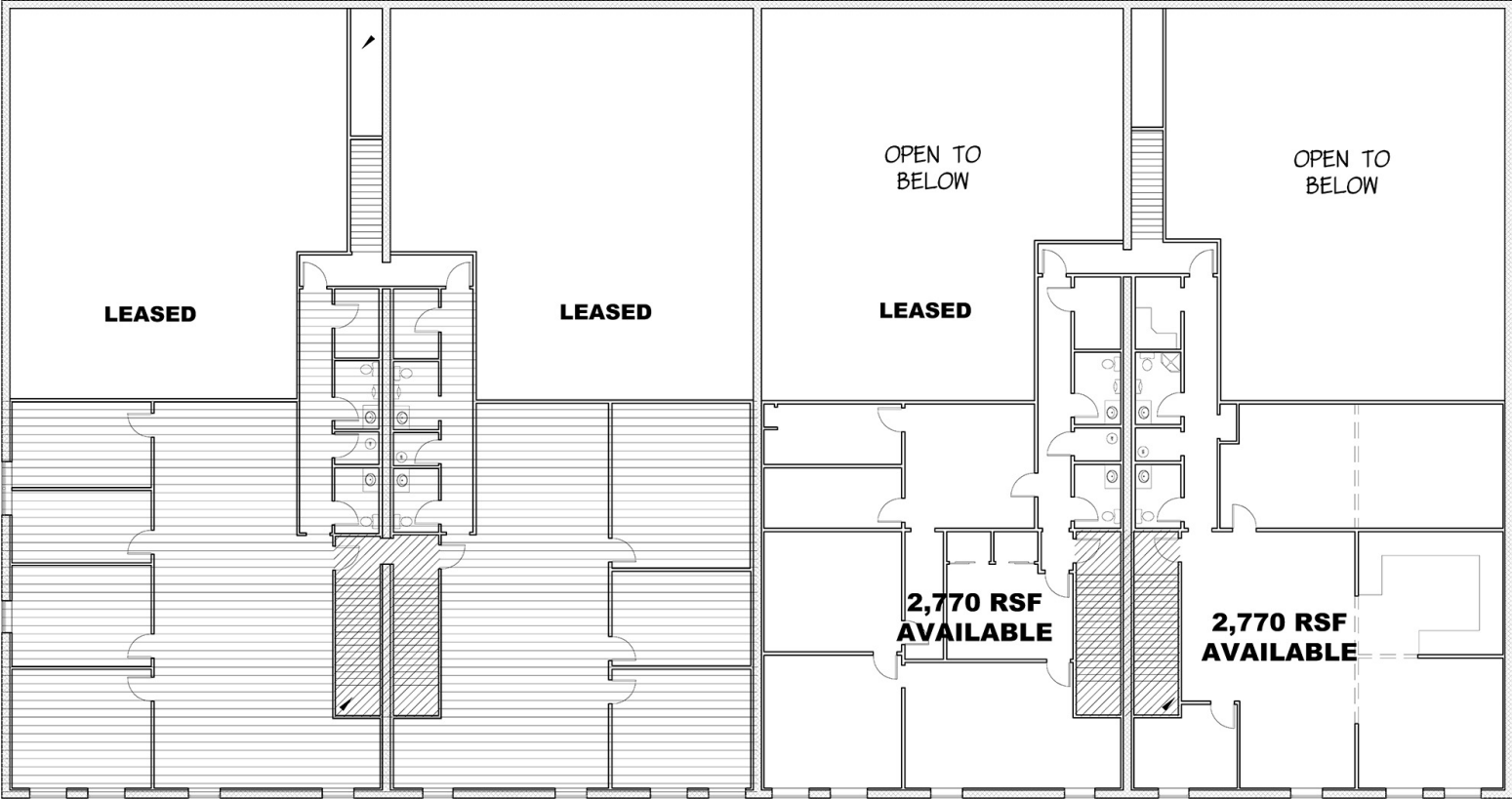
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# 270 ROUTE 46 EAST

Floor 2

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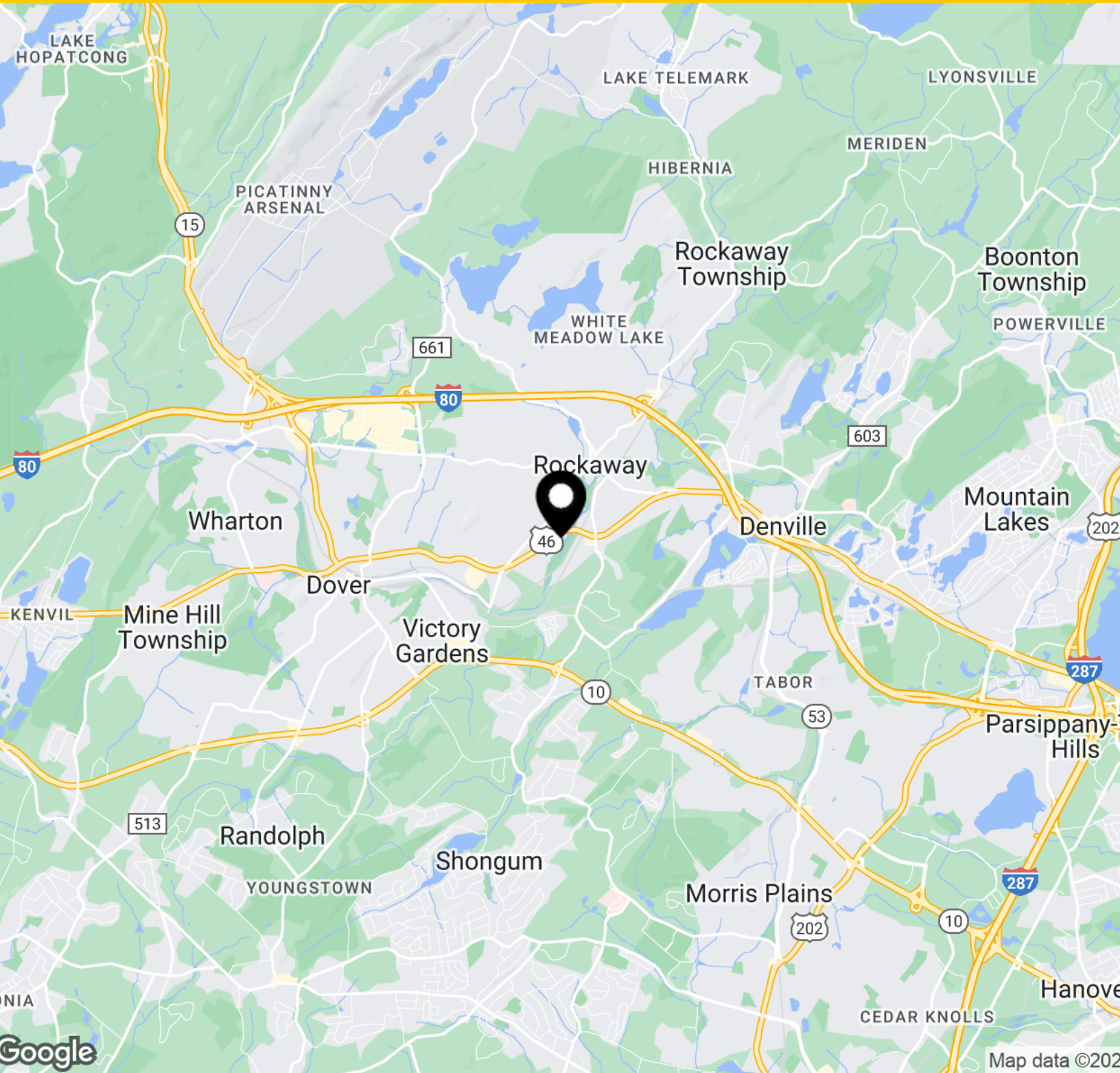
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Location Map

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