



RETAIL/FLEX SPACE FOR LEASE

BUTLER, NJ

1376 ROUTE 23



AVAILABLE SPACE

- Approx 3,580 SF
- Flexible Floor Plan w/ Entry Showroom/Multi-Purpose Offices, Storage/Inventory Rooms
- Overhead Loading Door Access
- Two (2) Restrooms
- Multiple Entrances
- Ideal for any Retail, Fitness, Personal Services, Pet Grooming, Dance, Music, Food Prep or Karate

PROPERTY FEATURES

- Easy Route 23 Access & Turnaround
- Plenty of Parking
- Monument Signage on Route 23
- Four (4) Miles from Route 287
- Neighboring Tenants Include Lowe's, Walmart, Target, Marshalls, Stop & Shop, Home Depot

Asking Rental Rate: **\$17 psf Gross**

For more information contact:

HELENE ELBAUM

C: 201.320.3430

O: 973.884.4444 ext. 26

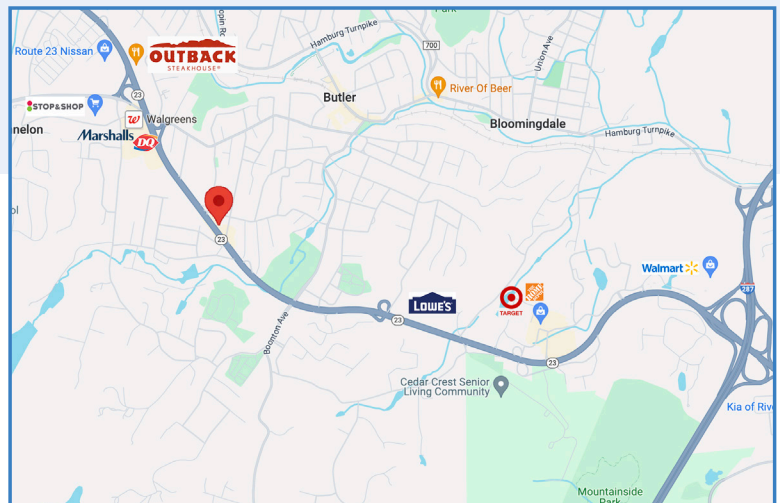
helbaum@newmarkrealestate.com

MARJORIE DORNE MURPHY

C: 973.722.2979

O: 973.884.4444 ext. 14

mmurphy@newmarkrealestate.com



NewmarkRealEstate.com | 973.884.4444 | 7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927

2024 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.