



# 10 INDEPENDENCE BOULEVARD

WARREN • NEW JERSEY



# PROPERTY OVERVIEW



40,702 SF AVAILABLE FOR LEASE

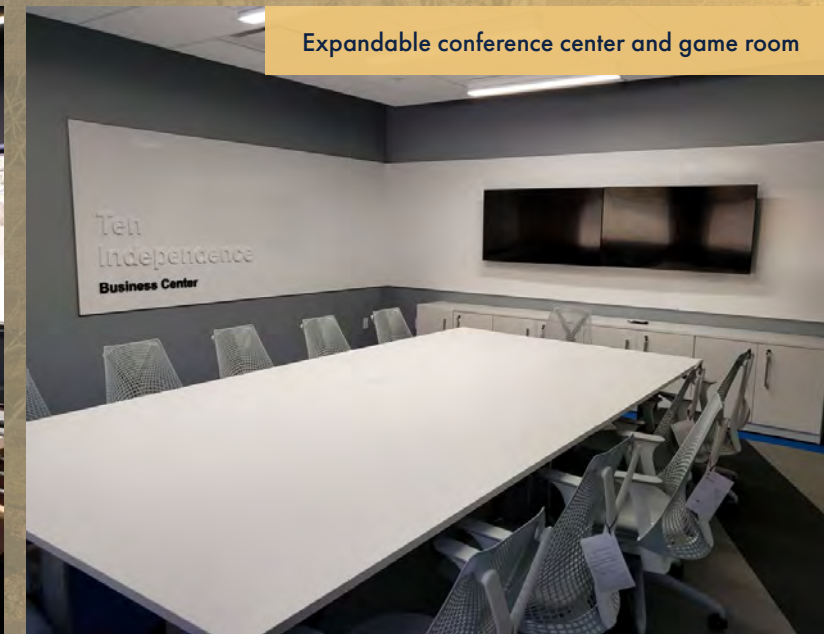
10 Independence Boulevard is a recently renovated Class A office building offering 124,500 SF across four stories. Located at Exit 33 off I-78 near the I-287 interchange, it boasts a modern 2-story atrium, updated common areas, and new amenities including a fitness center, conference center, tenant lounge, and EV charging stations. The building features advanced HVAC systems, 410 parking spaces, and enhanced security. With its strategic location and contemporary upgrades, it's an ideal choice for businesses seeking premium office space in a thriving corporate area.

## AMENITIES

Fitness center

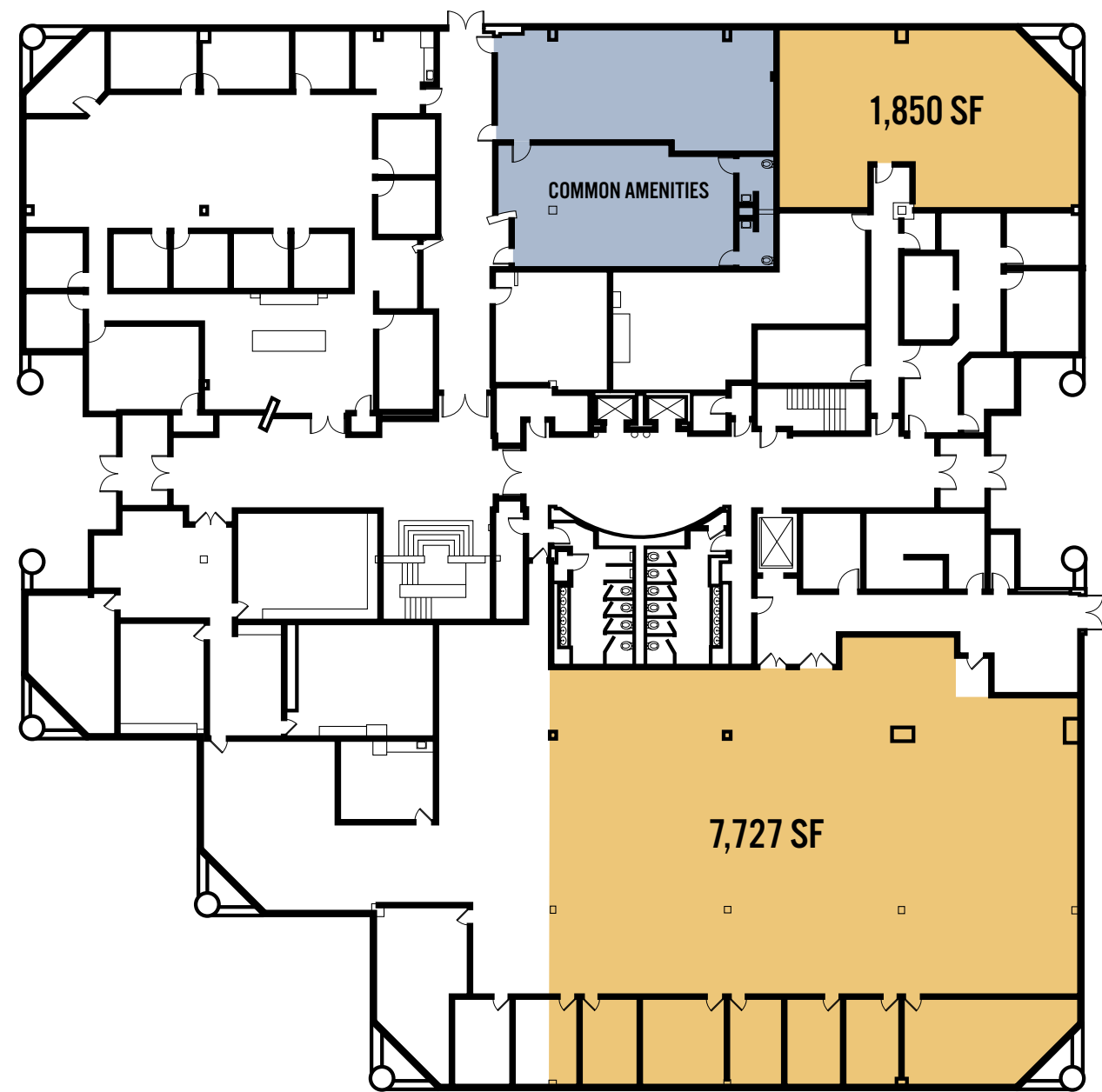


Expandable conference center and game room

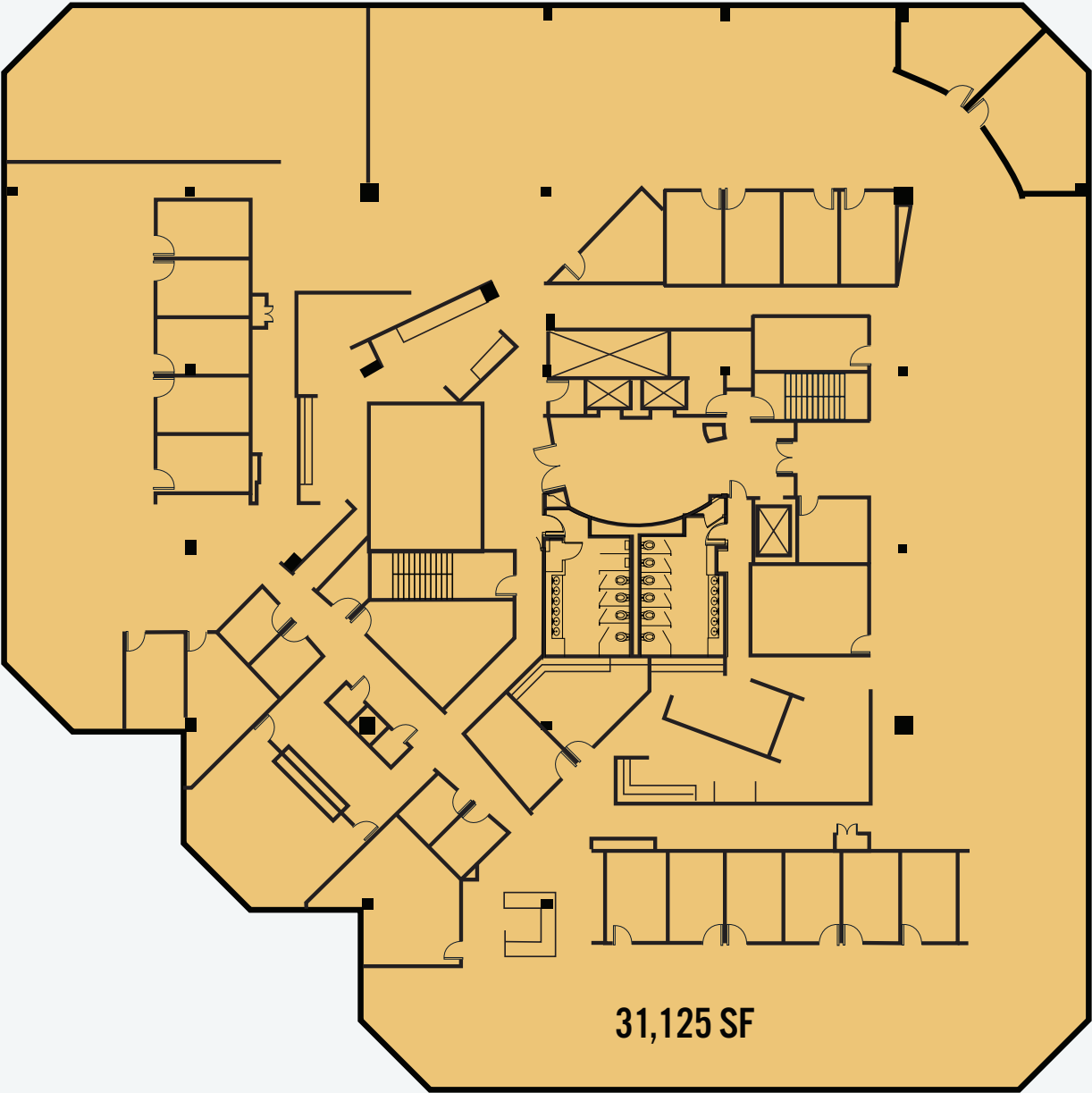




# AVAILABILITIES



FIRST FLOOR  
9,577 RSF



SECOND FLOOR  
31,125 RSF

# LOCATION & AMENITIES



5 MILES TO DOWNTOWN BERNERDSVILLE  
25 MILES TO EWR (27 MINS)  
38 MILES TO NYC (42 MINS)

**10 INDEPENDENCE  
BOULEVARD**  
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RED OAK GRILLE &  
NJ NATIONAL GOLF CLUB



THE HILLS VILLAGE CENTER

COLD STONE CREAMERY CVS pharmacy

verizon✓ Orangetheory FITNESS

SUBWAY HAND & STONE WAXING & THERAPY

Great Clips

KINGS STARBUCKS COFFEE

HIGHLAND VILLAGE

wine rack RITE AID

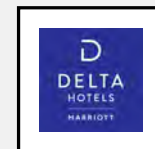
DUNKIN' DONUTS

RIVERWALK VILLAGE CENTER

3WEST RESTAURANT Millington Bank Vision Integrity. Passion.

SUPERCUTS the YMCCA STARBUCKS

URBAN TABLE



TAPESTRY COLLECTION BY HILTON

DUNKIN' DONUTS

YELLA'S



7 ELEVEN Exxon



100 MARKET PLACE

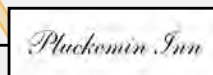
CHIPOTLE CLUB PILATES Tanora

CHASE verizon wireless

SOMERSET HILLS SHOPPING CENTER

THE FRESH MARKET BR Baskin Robbins

ups The UPS Store DUNKIN' DONUTS





# CORPORATE NEIGHBORS







# 10 INDEPENDENCE BOULEVARD

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