

OFFICE BUILDING FOR LEASE

33 TECHNOLOGY DRIVE

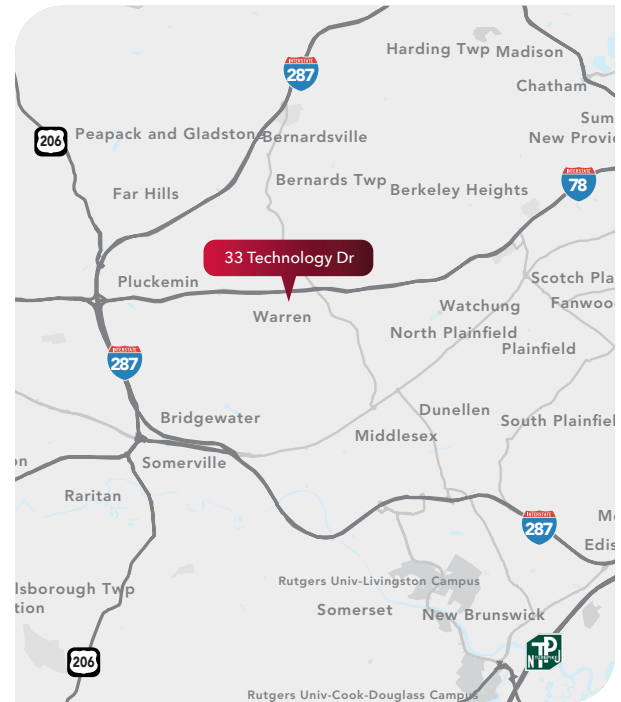
WARREN, NJ 07960



Map Data ©2023 Google

PROPERTY OVERVIEW

BUILDING SF:	104,000 SF
AVAILABLE SF:	72,000 SF
ASKING RATE:	Negotiable
LEASE RATE:	Modified Gross + Utilities + Janitorial
PARKING:	Abundant
AMENITIES:	Common Conference/Training room and Tenant Lounge with golf simulator
OTHER FEATURES:	Second Floor: 14,000 SF 4-Star Laboratory space including numerous chemical fume hoods, lab sinks, benches and cabinets.
COMMENTS:	Zoning permits Lab Use as well as Office Use. Back-up generators. On-Site Ownership and Management.
LOCATION:	Technology Drive is a lighted interchange off Mt. Bethel Road approximately 1.5 miles north of Route 78 Exit #36.



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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