



Industrial Building for Sale - Investment

5 Middlebury Boulevard

RANDOLPH, NJ 07869

Building Size: +/- 29,147 SF on +/- 2.14 acres
First Floor is +/- 22,140 SF, Second Floor is +/- 7,007 SF

Sale Price: Call for pricing and financial information

Location: Close to Routes 10, 46 and 80

Features:

- 22'-24' ceiling height
- 4 loading docks
- 72 car parking
- Substantial rent upside for investor – Tenant: Douglas Electrical Components
- Income producing Solar Panels

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

David R. Williams

Senior Vice President

201-218-0658 cell

drwilliams@weichertcommercial.com

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

5 Middlebury Boulevard

Exterior Photos



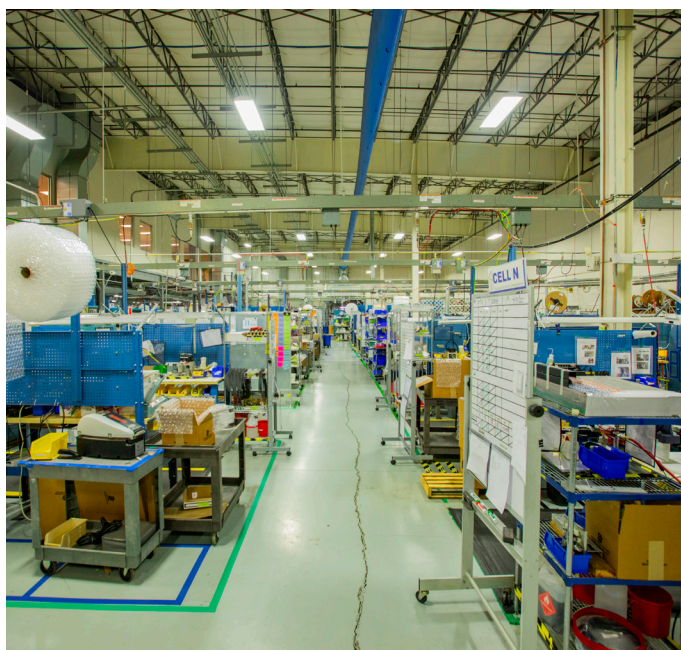
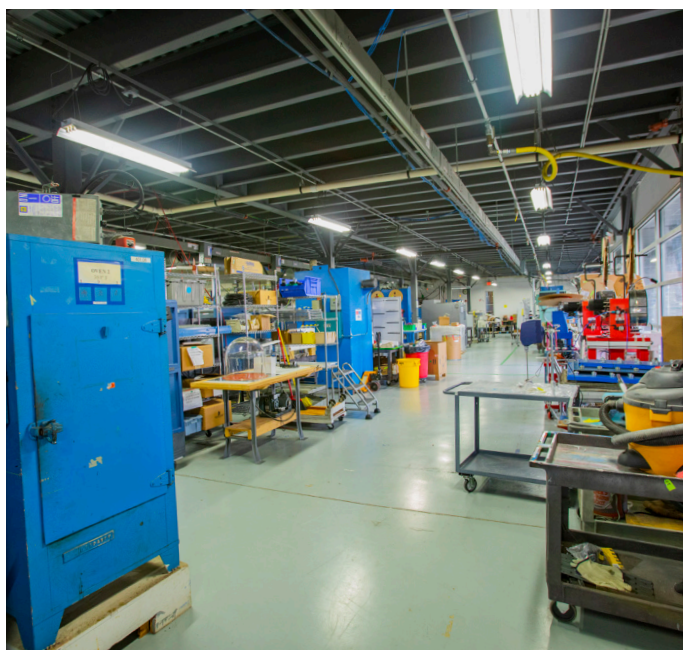
Weichert Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

5 Middlebury Boulevard

Interior Photos



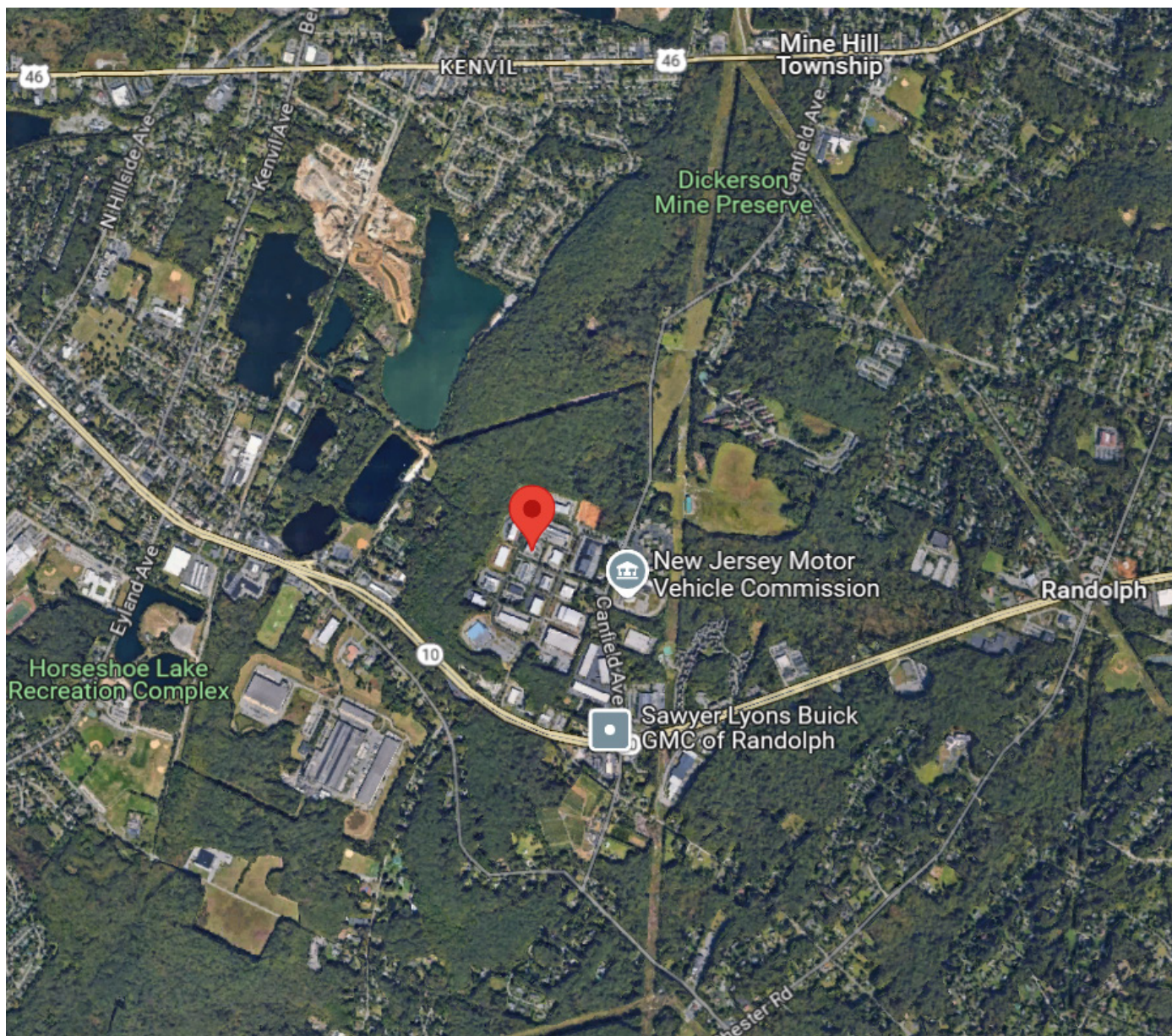
Weichert Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

5 Middlebury Boulevard

Aerial



Weichert Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.