

# 1 Emery Avenue Randolph, NJ



## FOR LEASE

### PROPERTY SPECS:

**Property Type:** Office/Flex

**Office:** Unit 2A: 4,119 SF

**Asking Price:** \$15.50 NNN

**Tax/CAM:** +/- \$4.00 PSF

**Sprinkler:** Wet

**Utilities:** Separately Metered

**Zoning:** I-1 (permitted uses include:  
office, manufacturing, lab  
warehousing and commercial recreation)

**Availability:** 30 – 60 days



**Comments:** Located directly off Route 10 with approximately 200 feet of highway frontage and monument signage.

For more information, please contact:

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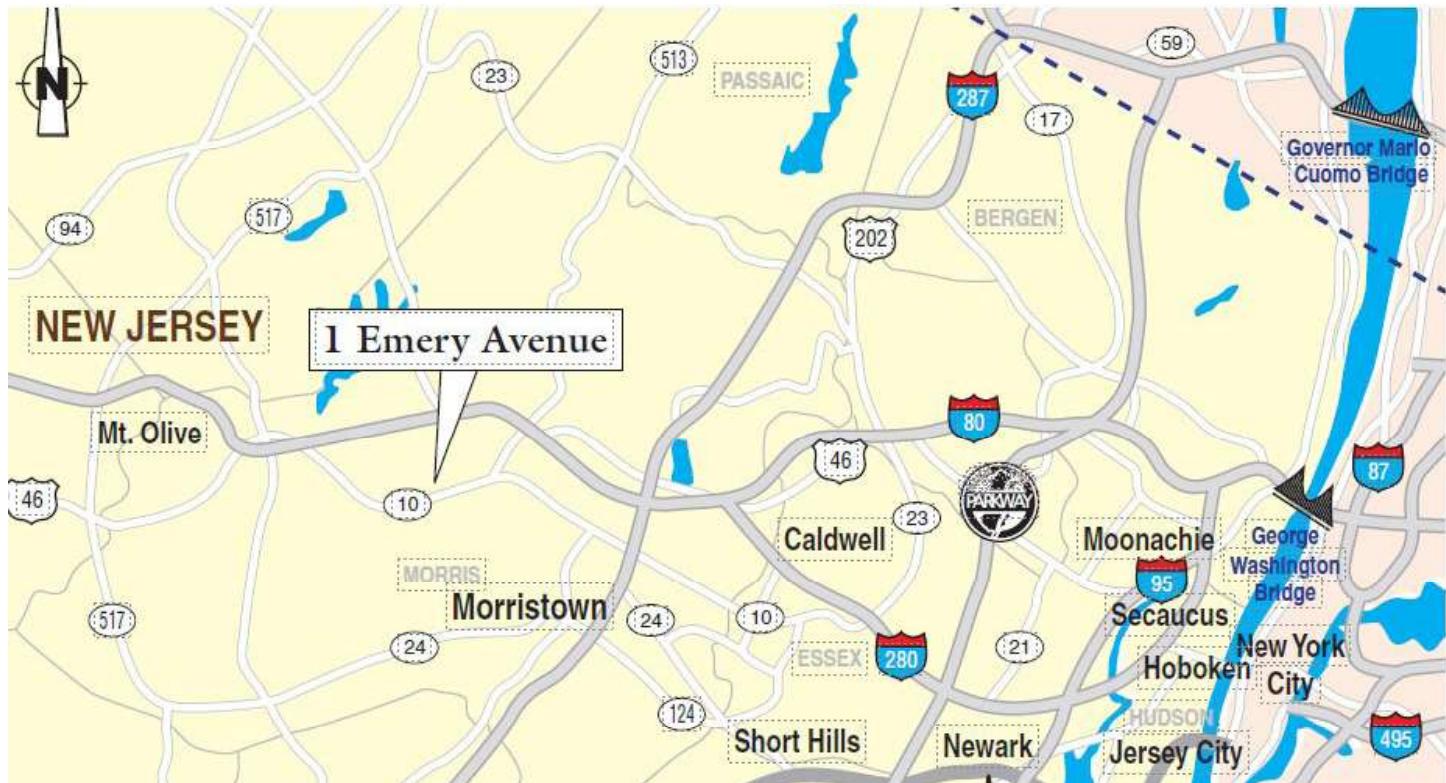
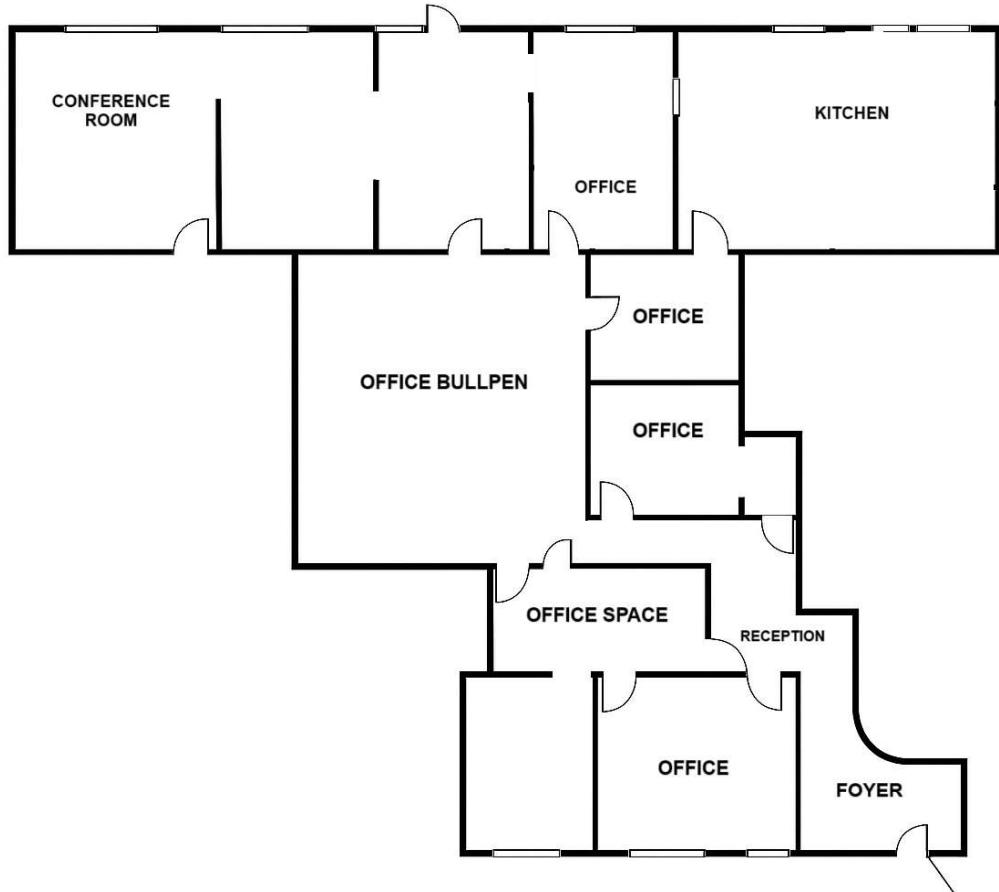
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# Unit 2A: 4,119



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