

100 W MAIN ST  
BOUND BROOK, NJ 08805

# INDUSTRIAL PROPERTY FOR LEASE



## OFFERING SUMMARY

<b>Available SF:</b>	10,000+/- SF Includes 2,000+/- SF Mezzanine Office
<b>Building Size:</b>	250,000+/- SF
<b>Lot Size:</b>	6.6 Acres
<b>Building Features:</b>	16 Foot Ceilings Drive-In Loading One 2-ton Crane
<b>Outside Storage:</b>	15,000+/- SF storage available Fenced and lit
<b>Zoning:</b>	I-P



SHELDON GROSS REALTY, INC.

80 MAIN STREET  
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*for more information:*

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.

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## LOCATION OVERVIEW

Located within a historically industrial area of Bound Brook. This is a 6.6-acre property in an industrial zone, offering fenced outdoor industrial yard space. Close to Routes 22 and the Garden State Parkway.

## LEASE DESCRIPTION

10,000+/- square foot warehouse available for lease. Part of a multi-tenanted 250,000 square foot property.

Space includes 2,000+/- sq. ft. mezzanine office with one bathroom.

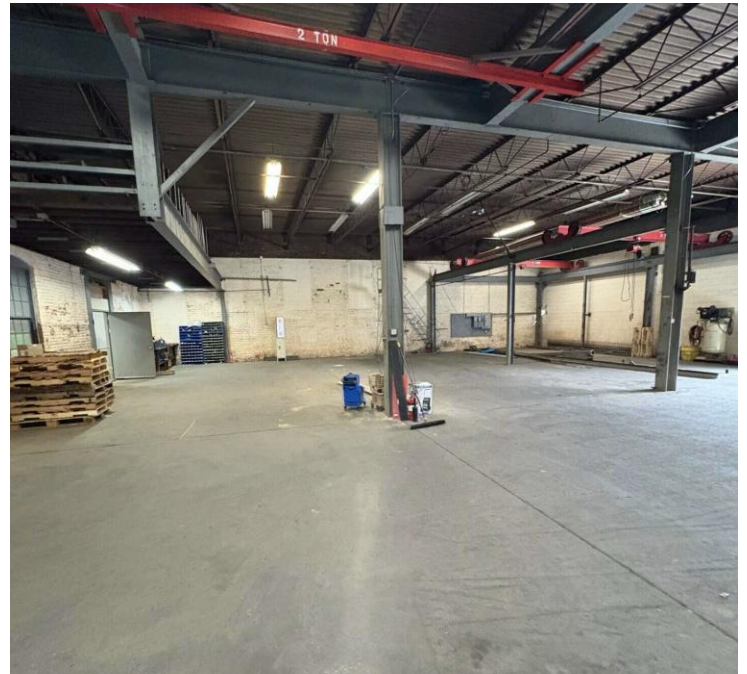
Unit has 1 drive-in door with the potential for a dock to be added.

One 2-ton crane.

Outside storage of approximately 15,000+/- sq. ft. available. Outside storage is fenced and lit.



Outside Storage 1



Outside Storage 2



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