

# FOR LEASE - *New Construction - 28' Clear*

## 2 Middlebury Boulevard, Randolph, NJ

Exclusive Leasing Agent:



**Resource Realty**  
Corporate Real Estate Services

*35 Years of Dedication & Expertise*

[www.resource-realty.com](http://www.resource-realty.com)



### PROPERTY SPECS:

**Available Space:** 28,951 SF

**Divisible:** 5,790 SF

**Office Area:** 10%

**Ceiling Height:** 28' Clear

**Loading:** 5, Loading Docks (expandable to 9)  
1, Drive-in Door – 14' x 14'

**Power:** 1,200 Amps @480V

**Parking:** 39 Car Spaces (expandable)

**Column Spacing:** 42'-8" x 45'

**Utilities:** City Water & Septic

**Sprinkler:** Wet System (ESFR)

**Lease Rate:** \$20.75 PSF NNN

**Taxes & CAM:** Est. \$4.00 PSF

**Zone:** I-I (Industrial) Permitted uses include warehouse/distribution, manufacturing/assembly, office/lab, and recreation.



**Comments:** Brand new construction located directly off of Route 10, with close proximity to Route 46 and 80.



## Site Plan

### Unit Sizes:

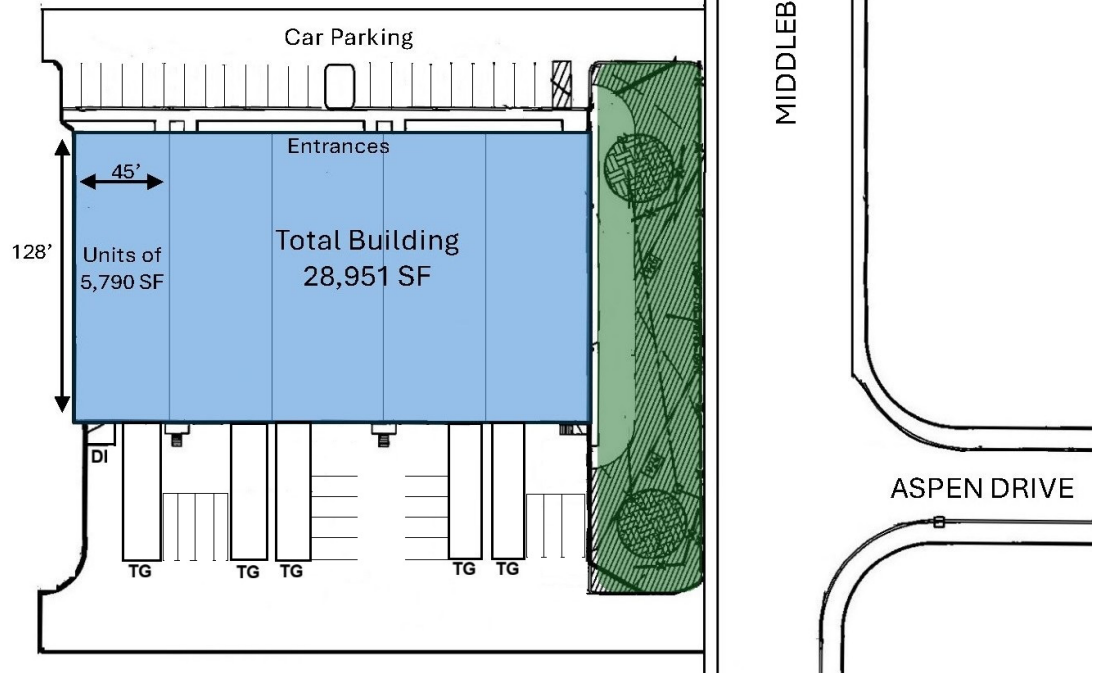
1 Bay: ±5,790 SF

2 Bays: ±11,580 SF

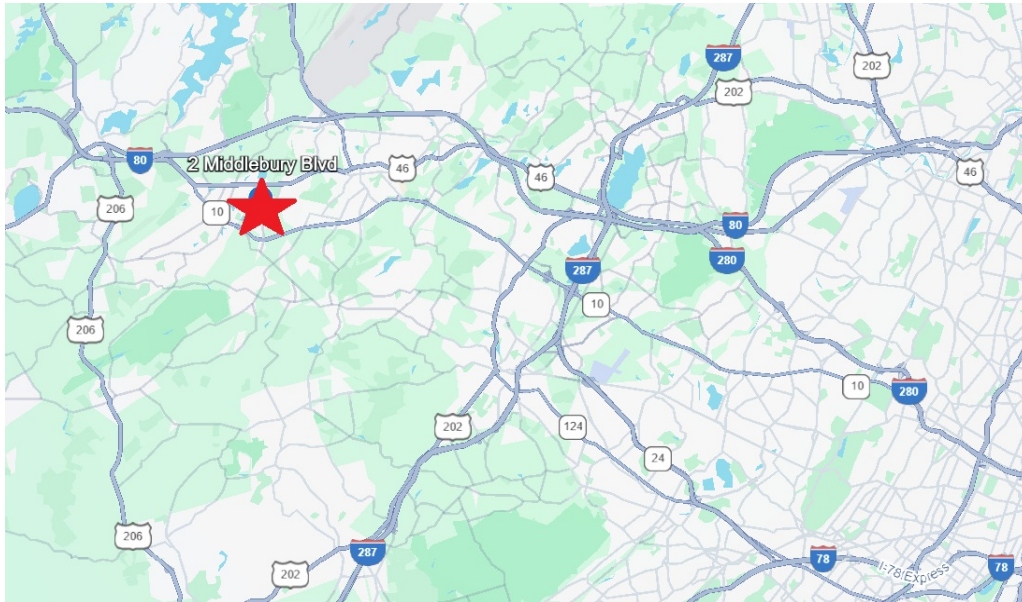
3 Bays: ±17,370 SF

4 Bays: ±23,160 SF

Full Building: 28,951 SF



## Map



### Distances to Major Highways:

Route 10: 1/2 mile

Route 46: 1.5 miles

Route 80: 4.9 miles

Route 287: 10.5 miles

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