

FOR SALE: 33,200 SF & 2.307 ACRES OF INDUSTRIAL LAND

# 45-47 INDIAN LANE EAST

*Montville, New Jersey*



## PROPERTY SPECIFICATIONS

**AVAILABLE:** 45 Indian Lane: 33,200 SF  
47 Indian Lane: 2.307 Acres

**OFFICE SF:** 6,205 SF (includes Tenant B  
Ground Office and 2nd Floor Office)

**CLEAR HEIGHT:** 18'

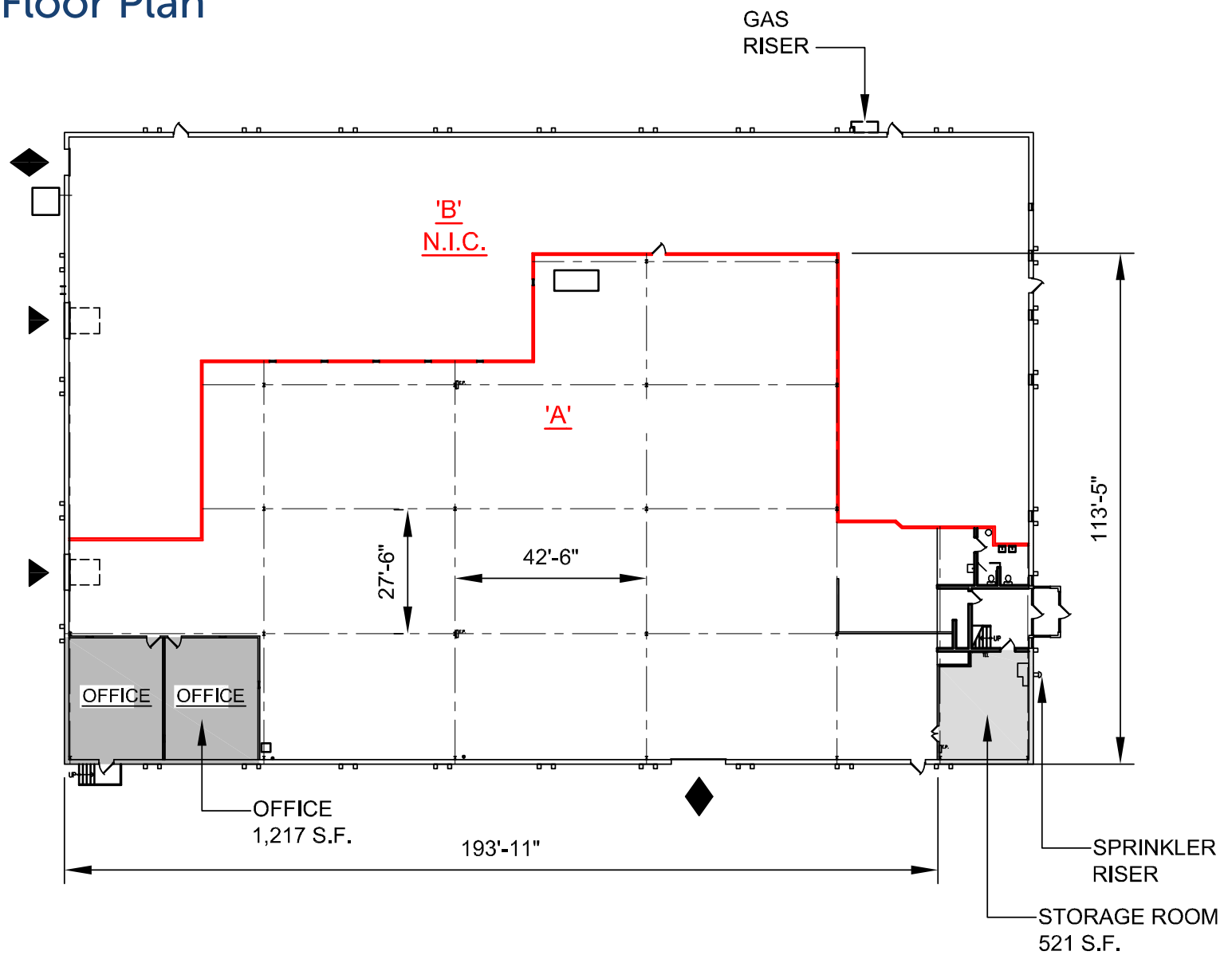
**LOADING:** 2 Drive-Ins / 2 Docks

**PARKING:** 36 Spaces

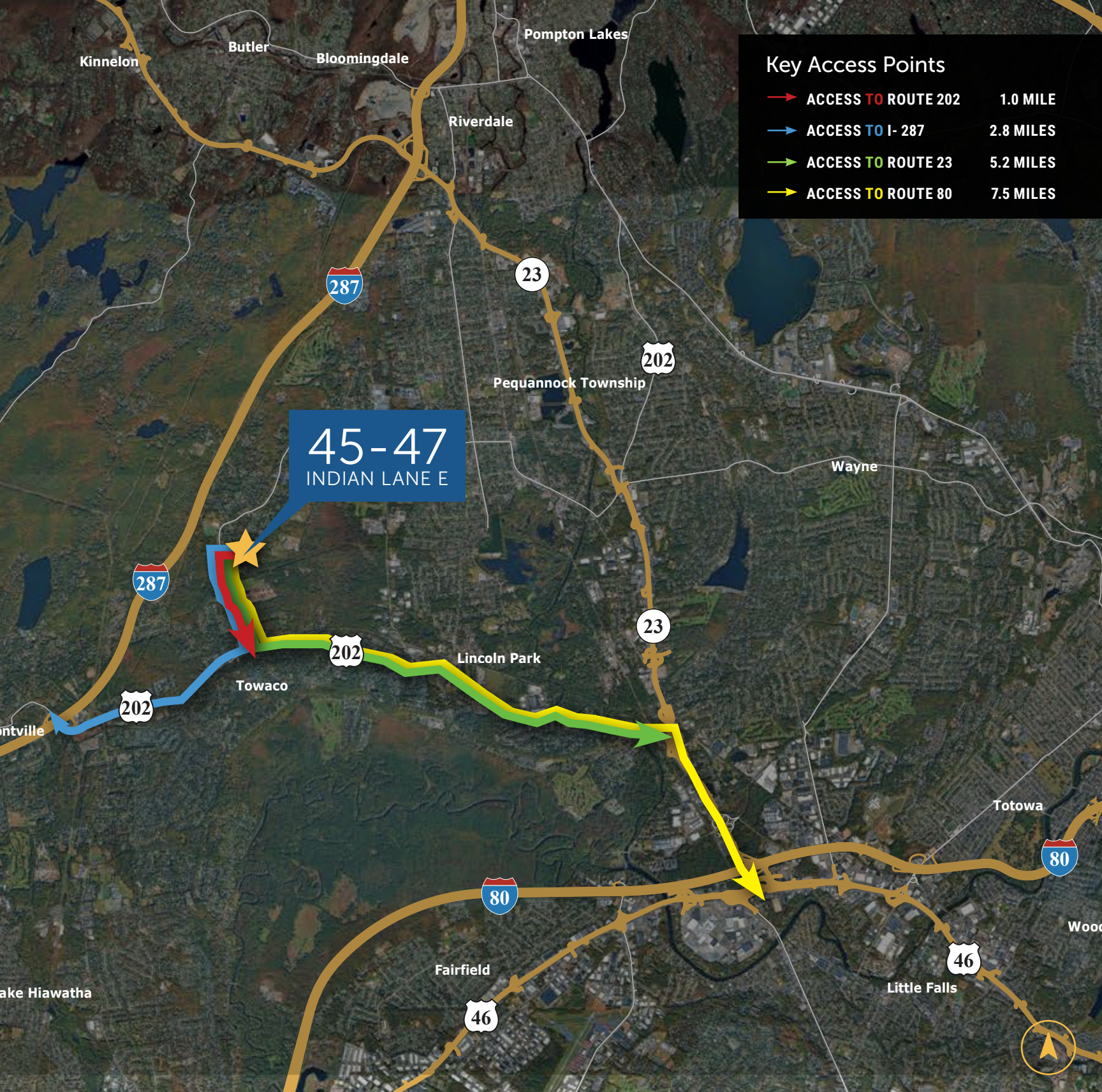
**ZONING:** I-1A

**COMMENTS:** Newly Modernized LED Lighting  
Turnkey Office Improvements  
Resurfaced Roof  
Reconditioned Restroom

# Floor Plan







### Exclusive Marketing Agent

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