



**10 FURNACE STREET
STANHOPE, NJ 07874**

A.K.A
45 FLANDERS ROAD
NETCONG, NJ 07857

FOR SALE



INVESTMENT SALE

±100,000 Square Feet
±6.3 Acres
10 Tenants
FULLY LEASED

Contact Exclusive Broker:
DEREK GEE
Mobile: (973) 771-9548
dgee@gardenstaterealty.net





AVAILABILITY DETAILS

Building Size ±	100,000 SF
Lot Size ±	6.3 Acres
Warehouse	±95,700 SF
Office	±4,300 SF
Ceiling Height ±	9' – 28'
Loading Docks	3
Drive-in Doors	5
Power	3,400 A @ 480 V, 3 Phase,
Surplus Outside Storage/Parking	±20,000 SF (in 2 additional lots)

Floor/Area Breakdown

1st Floor Whse	±77,000 SF
2nd Floor Whse	±11,600 SF
3rd Floor Whse	±7,100 SF
Freight Elevator	Yes
Dedicated Office Area (2 floors)	±4,300 SF

AVAILABILITY HIGHLIGHTS

Fully Leased Multi-Tenant Industrial located in prime Northern New Jersey location with immediate access to I-80, 46, and 206. The property has recently undergone significant renovations including LED lighting, white boxing of warehouse areas, removal of old ceiling infrastructure, major roof work and additional loading.

The building is comprised of approximately 77,000 SF of first floor warehouse, 18,000 SF of freight elevator serviced upper story warehouse, and 4,300 SF of office.

The site also has two additional outside storage and parking areas that are suitable for surplus employee parking, service vehicles, trailers and/or outside storage.

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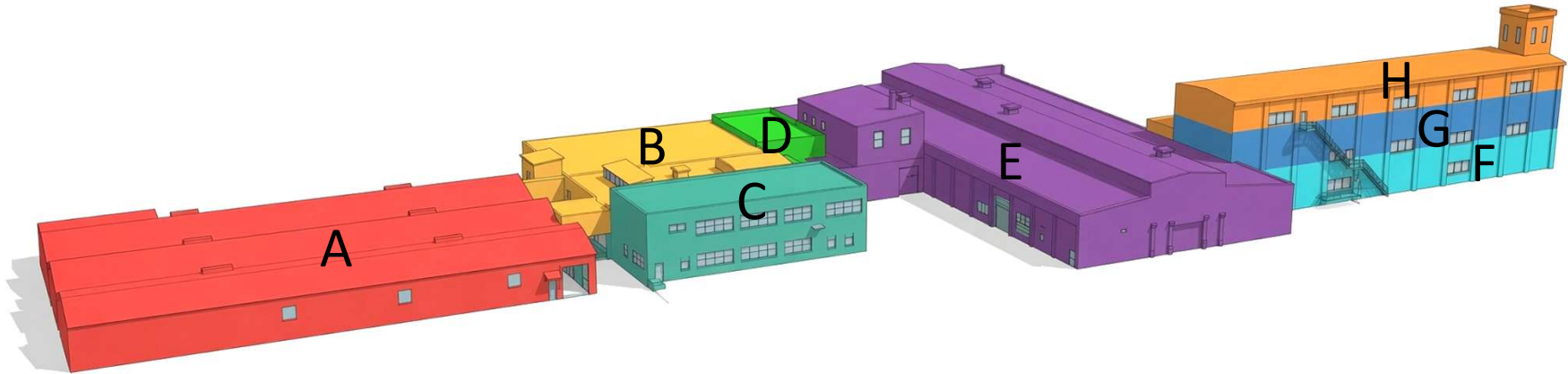


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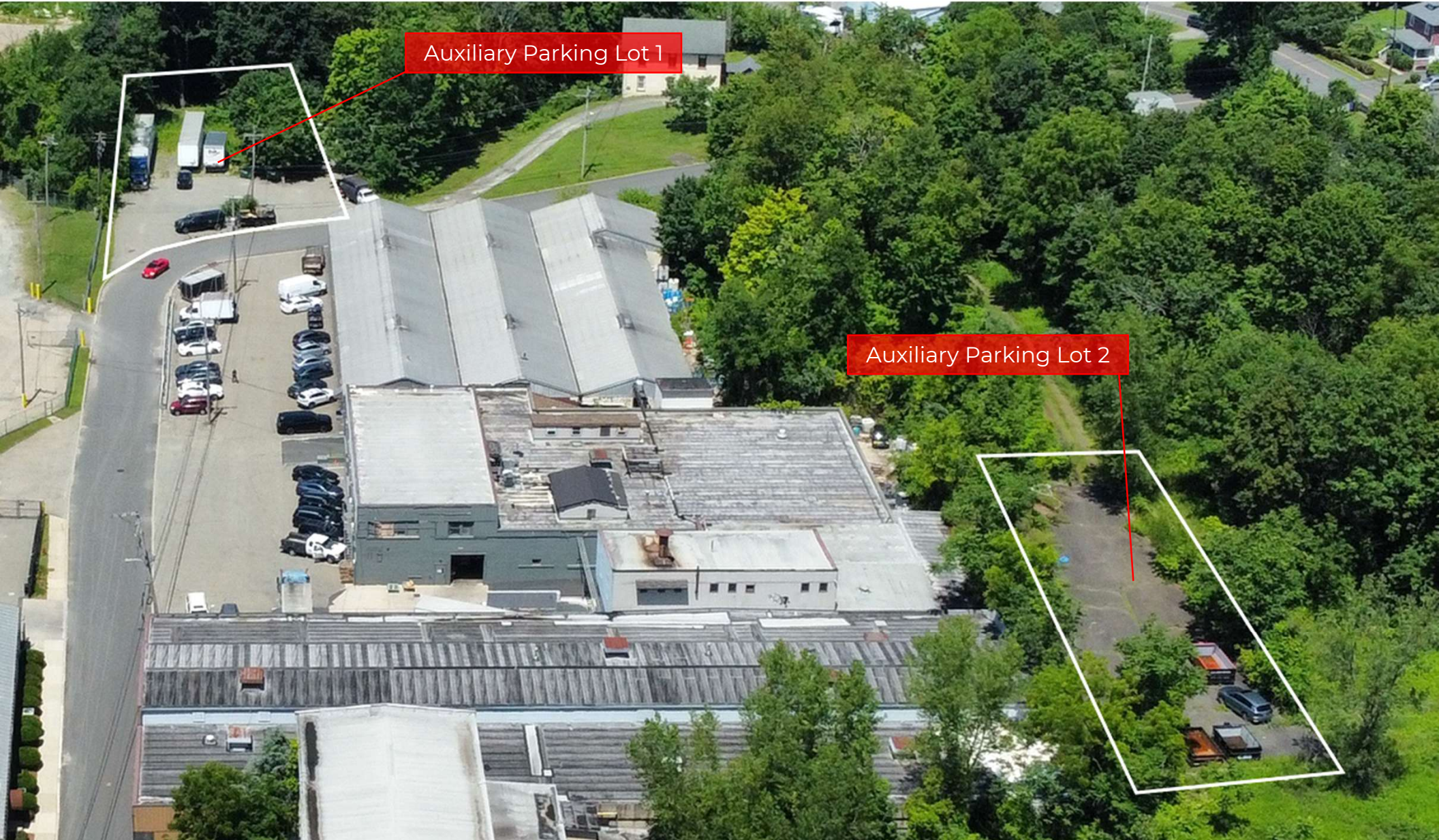
SECTION	SIZE ±	Description
A	22,000 SF	2 Tenant spaces are in this area.
B	11,000 SF	3 demised Tenant spaces with shared loading
C (Dedicated Office Area)	4,300 SF	2 Story Office area. Individual offices occupied by several Tenants within the property.
D	2,500 SF	1 Tenant with dedicated drive-in in this area.
E	24,200 SF	1 Tenant in this area as well as loading access for Areas F,G,H.
F	17,300 SF	1 Tenant
G	11,600 SF	1 Tenant with mostly dead storage use. Access to freight elevator and also opening from area E to forklift product from loading area.
H	7,100 SF	1 Tenant. Area accessible via freight elevator.



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