

# FOR LEASE - 28,951 SF 2 MIDDLEBURY BOULEVARD, RANDOLPH, NJ



**NEW CONSTRUCTION - 28' CLEAR**

## **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 to  
74 with limited loading access)

**Column Spacing:** 42'-8" x 45'  
**Utilities:** City Water & Septic  
**Sprinkler:** Wet System (ESFR)  
**Lease Rate:** \$20.75 PSF NNN  
**Taxes & CAM:** Est. \$5.81 PSF  
**Zone:** I-I (Industrial) Permitted  
uses include warehouse/  
distribution, manufacturing/  
assembly, office/lab, and recreation.



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