

# INDUSTRIAL SPACE FOR SUBLEASE

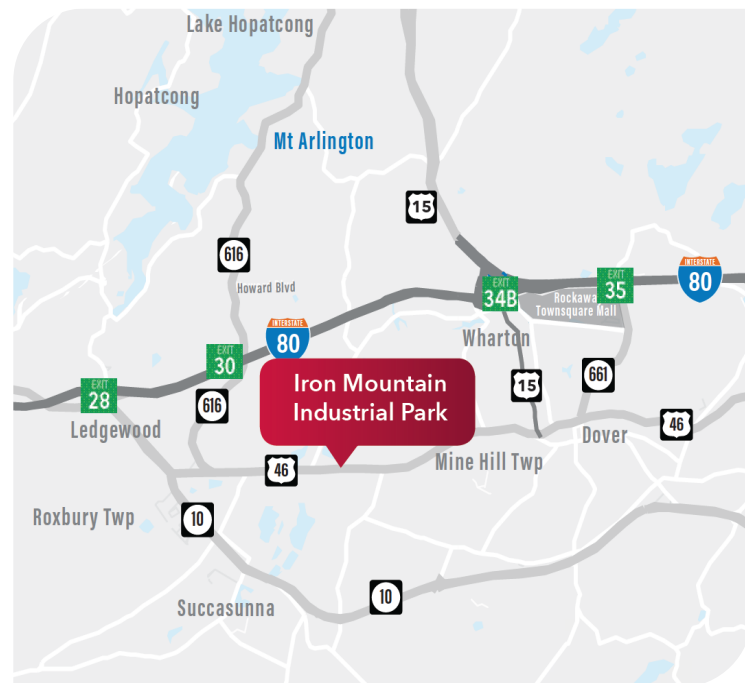
102 IRON MOUNTAIN ROAD - UNIT E, MINE HILL, NJ 07803



## PROPERTY OVERVIEW

AVAILABLE SF:	7,753 SF
OFFICE SF:	369 SF
CEILING HEIGHT:	25'
LOADING:	1 Loading Dock
BUILDING SF:	87,774 SF (On 9.18 Acres)
UTILITIES:	City water and septic
TAXES & CAM:	\$2.55 PSF
AVAILABILITY:	Immediate
COMMENTS:	<ul style="list-style-type: none"><li>• Sublease Term: Through 9/30/2026</li><li>• Column-free unit</li><li>• Zoning ED - Broad range of industrial uses permitted including warehousing, manufacturing, recreation, outside storage, red label, etc.</li></ul>

## MAP



### FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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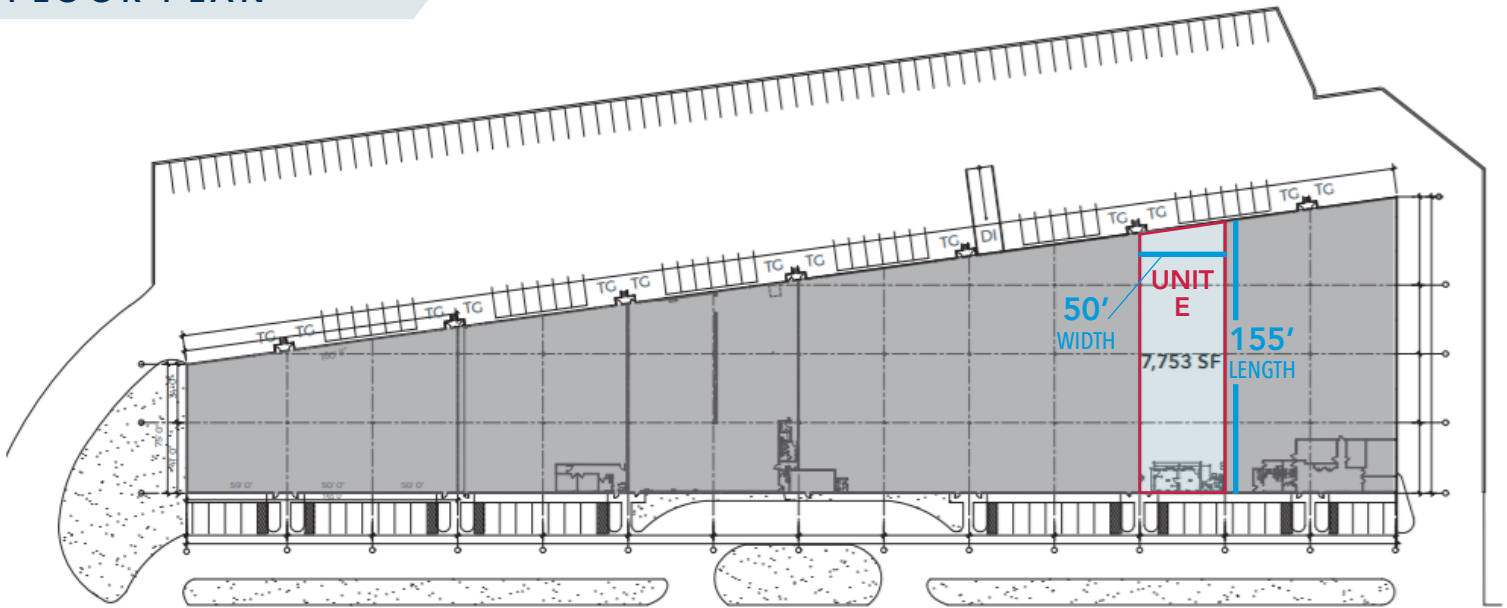
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## FLOOR PLAN



## AERIAL VIEW



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