



TECHNOLOGY DRIVE

WARREN, NJ



Colliers



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±45,800 SF - Two-Story Office With Loading - To Be Delivered Vacant

45 Technology Drive
Warren, NJ

±45,800 SF
RENTABLE FLOOR AREA

2
STORIES

2.29
ACRES

2001
BUILT

INVESTMENT HIGHLIGHTS

- Turn-key office opportunity to be delivered vacant
- Easily divisible floor plates of under 27,000 SF which can accommodate a single or multiple tenants
- Property includes two loading docks with levelers
- STEM destination with a deep pool of highly skilled labor
- Easily accessible from I-78, I-287 and US-22 allowing a seamless commute from most of northern New Jersey




35 Technology Drive
 **BIOARRAY SOLUTIONS**

30 Technology Drive
 **Aquestive**
 NASDAQ: AQST

141 Mt Bethel Road
 **COHERENT**
 NYSE: COHR

40 Technology Drive
HUBER+SUHNER

7 Powder Horn Drive
 **Bristol Myers Squibb**
 NYSE: BMJ
15 Year Renewal in 2024

45 TECHNOLOGY DRIVE
 WARREN, NJ



JACKLENE CHESLER
 Vice Chair
 973 299 3083
jacklene.chesler@colliers.com

PATRICK NORRIS
 Vice President
 973 299 3010
patrick.norris@colliers.com

BRITTANY LEVENTOFF
 Team Transaction Manager
 732 734 0709
brittany.leventoff@colliers.com



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