

# OFFICE BUILDING AND LAB FOR LEASE

## 33 TECHNOLOGY DRIVE

WARREN, NJ 07960



## RECENTLY RENOVATED

### PROPERTY OVERVIEW

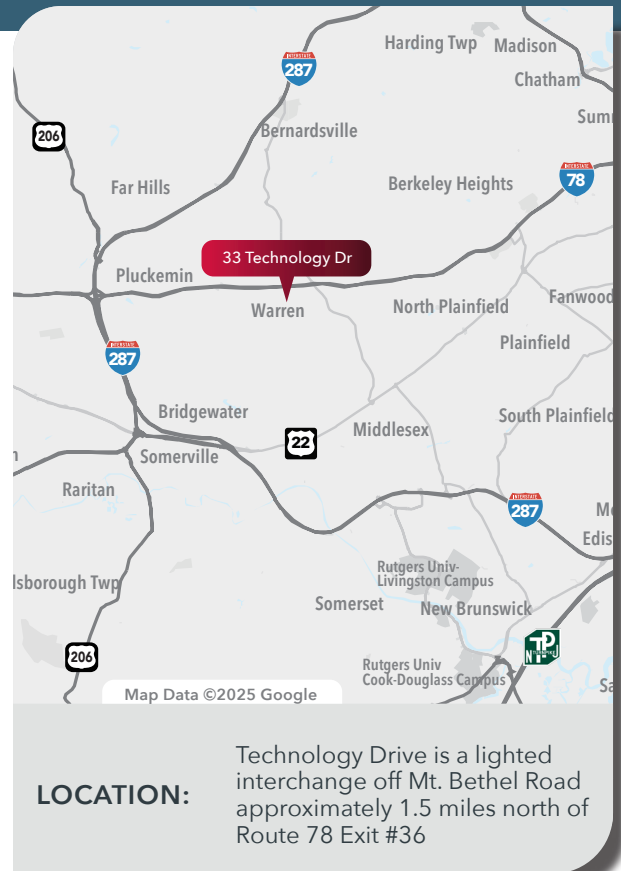
<b>BUILDING SF:</b>	104,000 SF
<b>AVAILABLE SF:</b>	72,000 SF
<b>ASKING RATE:</b>	Negotiable
<b>LEASE RATE:</b>	Modified gross + utilities + janitorial
<b>PARKING:</b>	Abundant
<b>AMENITIES:</b>	Common conference/training room and tenant lounge with golf simulator
<b>OTHER FEATURES:</b>	Second floor: 14,000 SF 4-star laboratory space including numerous chemical fume hoods, lab sinks, benches and cabinets
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>• Zoning permits lab use as well as office use</li><li>• Back-up generators</li><li>• On-site ownership and management</li></ul>

### RECENT RENOVATIONS:

- New lobby & renovated first floor bathrooms
- New parking area paving
- New front sidewalks
- New front entry paving stones

### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

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### LOCATION:

Technology Drive is a lighted interchange off Mt. Bethel Road approximately 1.5 miles north of Route 78 Exit #36

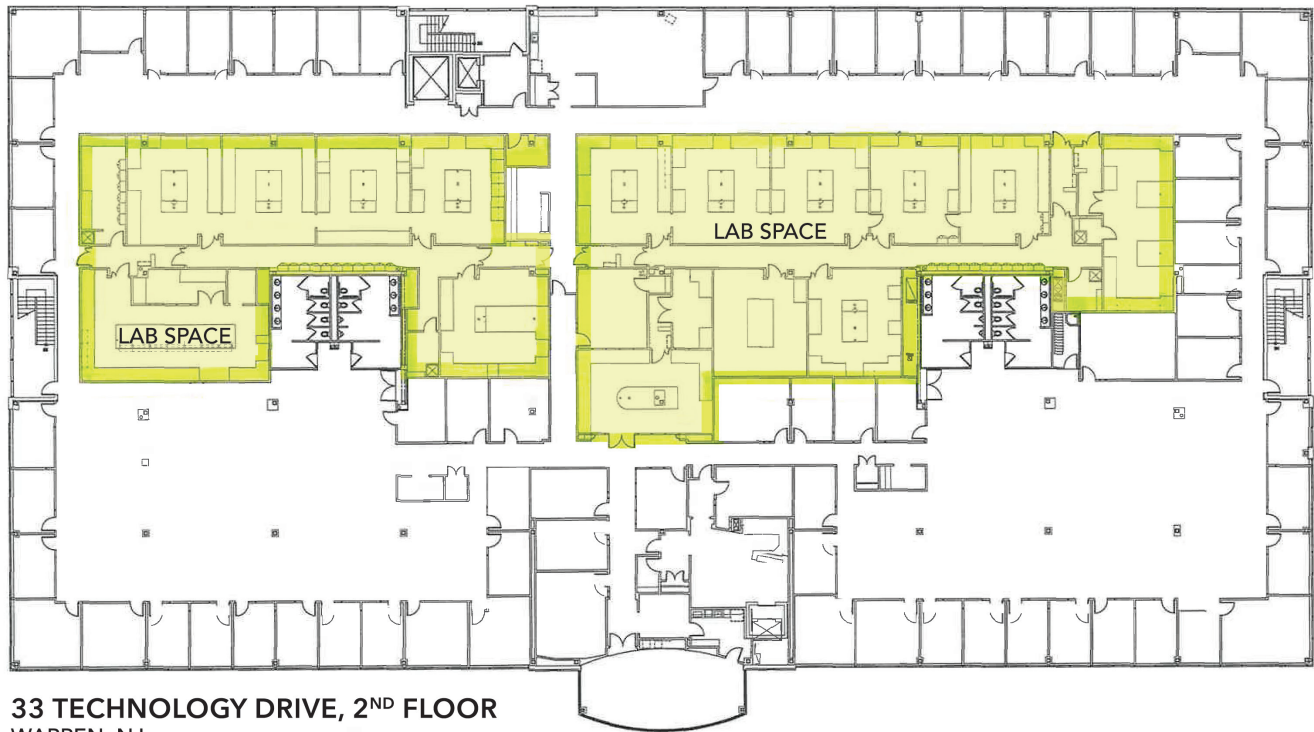


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### FLOOR PLAN



**33 TECHNOLOGY DRIVE, 2<sup>ND</sup> FLOOR**  
WARREN, NJ

### RENOVATIONS



**1<sup>ST</sup> FLOOR BATHROOM**



**LOBBY**

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