

OFFICE BUILDING AND LAB FOR LEASE

33 TECHNOLOGY DRIVE

WARREN, NJ 07960

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



RECENTLY RENOVATED

PROPERTY OVERVIEW

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

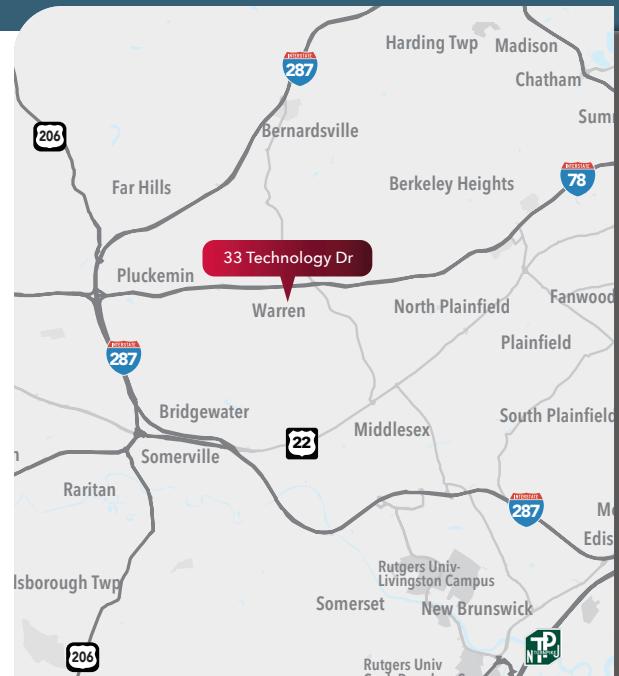
FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

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C 908.565.1998

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LOCATION:

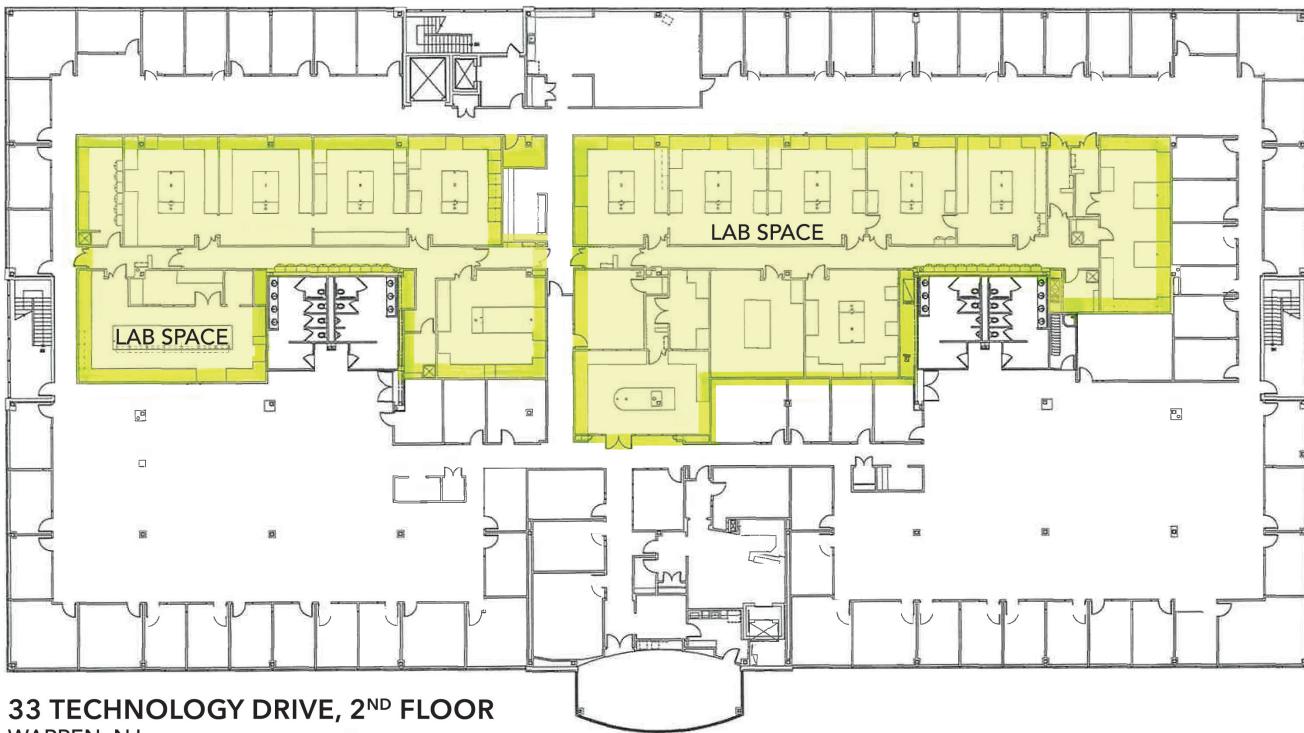
Technology Drive is a lighted interchange off Mt. Bethel Road approximately 1.5 miles north of Route 78 Exit #36

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FLOOR PLAN



33 TECHNOLOGY DRIVE, 2ND FLOOR
WARREN, NJ

RENOVATIONS



1ST FLOOR BATHROOM



LOBBY

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