

## Specifications

±2,300 SF  
TOTAL SPACE AVAILABLE

Perfect for Research & Development  
Nutraceutical or Pharmaceutical  
Incubator Space

IDEAL USE

Heavy  
POWER

±1.04 AC (Block 42, Lot 45.06)  
LOT SIZE

I-1  
ZONING

1.0 Mile to Route 10  
5.6 Miles to Morristown Airport  
11.1 Miles to I-78  
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

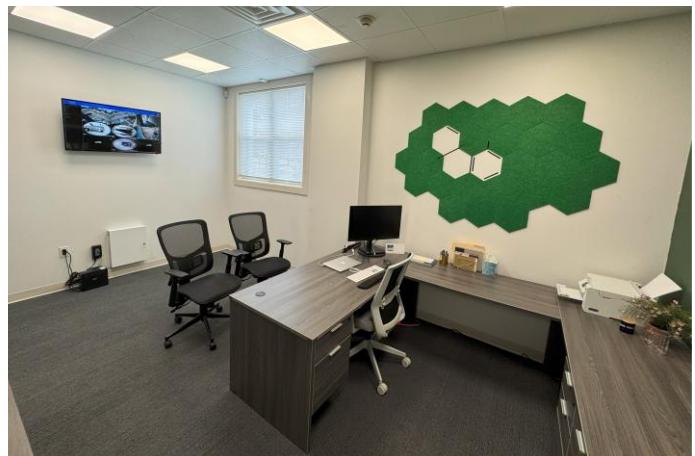
**Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com**

**Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 131, aconde@blauberg.com**

**Peter J. Murano, Jr., Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**

**Troy Schaafsma, Director, 973.379.6644 x 116, troys@blauberg.com**

**FOR LEASE | 46 DEFOREST AVENUE | EAST HANOVER, NJ**



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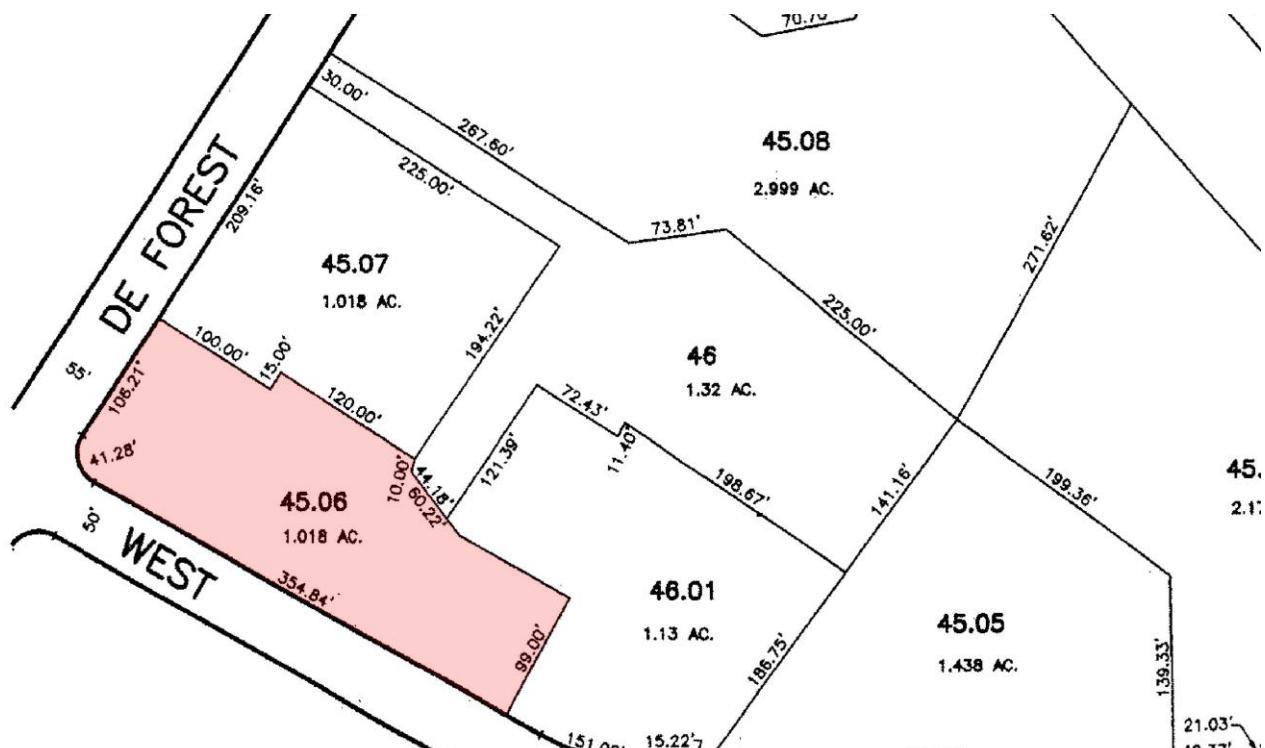
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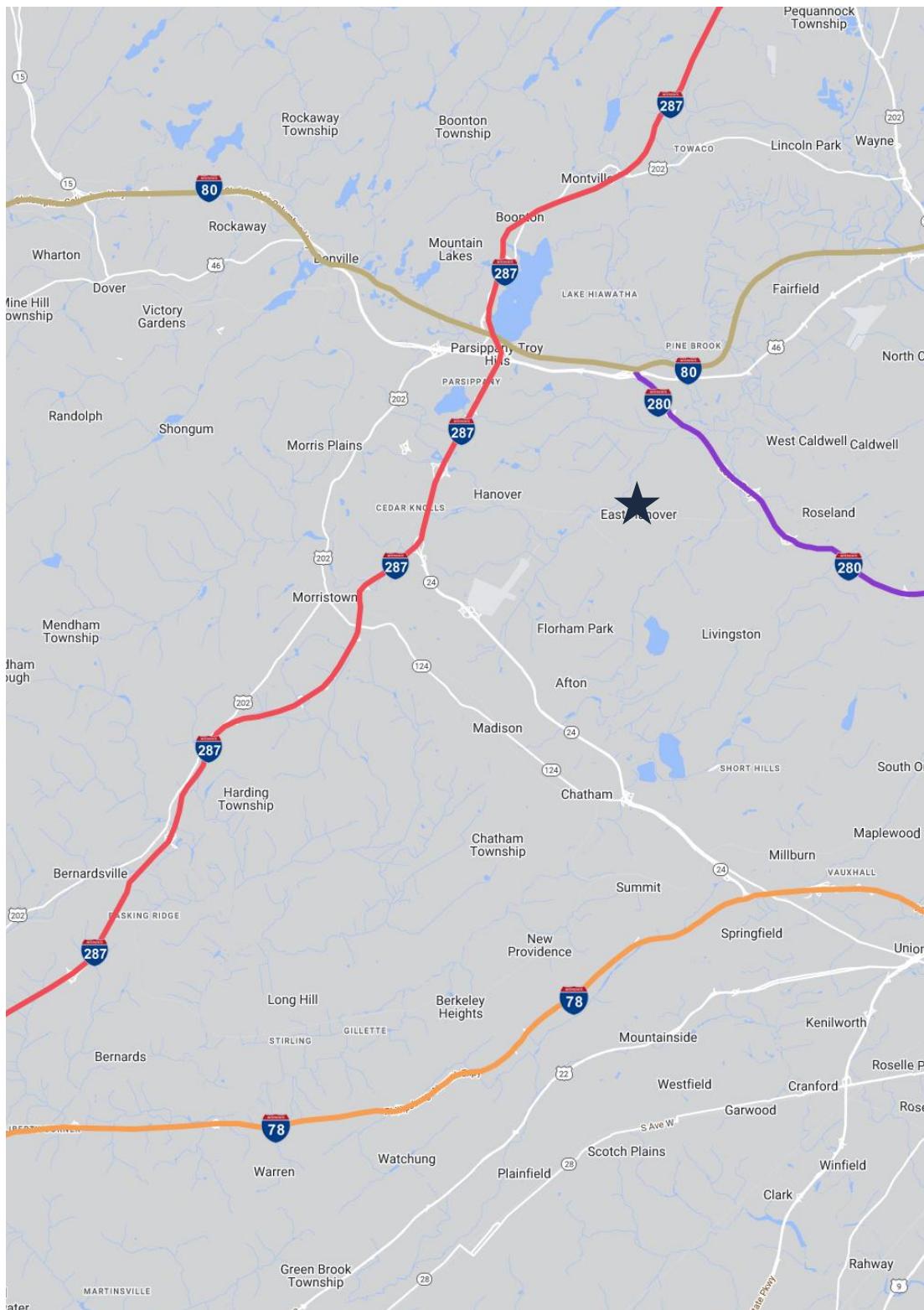
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## ACCESSIBILITY

	1.0 MI Route 10
	3.4 MI I-280 Exit 1
	4.4 MI I-80
	5.6 MI Morristown Mun. Airport
	7.5 MI Route 24
	10.9 MI GSP Exit 145
	11.1 MI I-78 Exit 78
	14.8 MI Penn Station
	21.4 MI Holland Tunnel
	21.8 MI Newark Airport
	23.3 MI Lincoln Tunnel

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