

# FOR SALE

## OFFICE/FLEX BUILDING

### 14 MORRIS AVE, MTN. LAKES, NJ



#### PROPERTY INFO:

Building Size: 12,000+/- SF  
(6,156+/- SF office Lab Shop 4,844+/- SF Warehouse, Wood, Metal & Stock room, 1,000+/- Mezz.)

Lot Size: 1.77 acres or 77,302 SF

Parking: 32 spaces. Expandable to 16 additional spaces

Loading: 4 Drive in motorized doors, 1 TB loading dock with hydraulic lift, 1 roll up door

Ceiling Height: 22' - 32' Clear Span Warehouse

Power: 1,000 Amps

Location: Just off exit I-287 Exit #43, close to 287, 80, 280, 78, Rt 10, RT46

Available: Immediately

Asking Price: Upon Request

Comments: Above avg. electric, cable & internet distribution; RF (Radio Frequency) Satellight dishes on roof; 18" W by 16' H OH door capable of truck to drive thru warehouse

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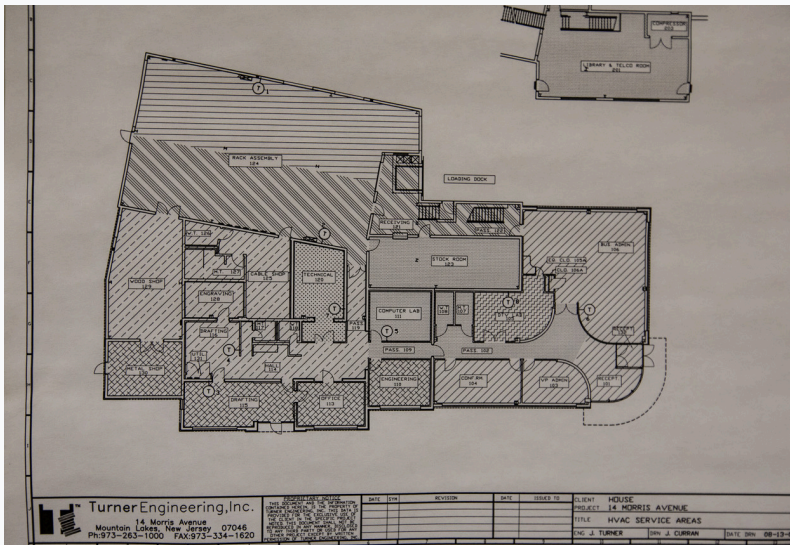
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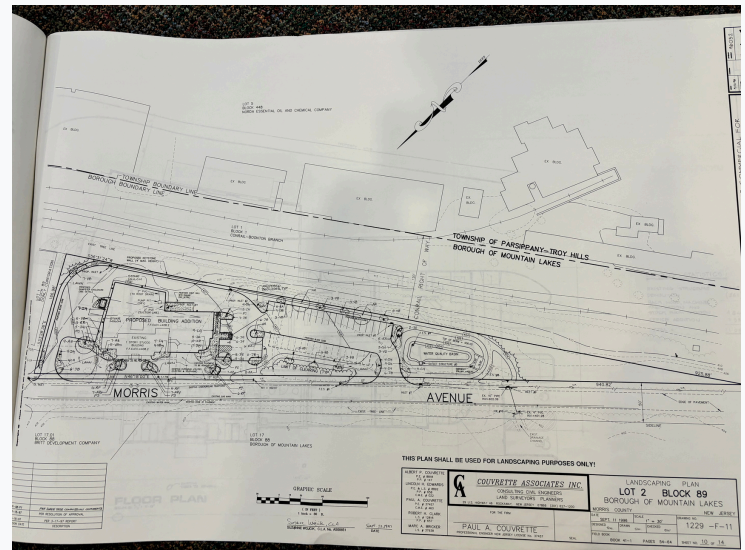
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# 14 Morris Ave, Mt. Lakes, NJ



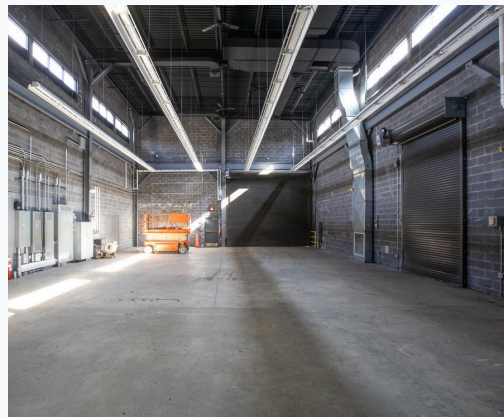
Floor Plan



Site Plan



Side of Bldg.



Warehouse



LD & DR Door



Entrance



Open Office



Stock Room



Stock Room



Wood Shop



Cable Room