

FOR LEASE: 13,602 SF

35A WEST STREET, EAST HANOVER



Resource Realty
Corporate Real Estate Services

Fully Air-Conditioned!



PROPERTY SPECS:

Total Available Space:	13,602 SF	Power - 2 Separate Services:	Lease Rate: \$16.50 PSF NNN
Office Area:	± 3,000 SF	• 800-1,200 Amps, 120/240 Volt, 3-phase, 4-wire	OPEX: ± \$4.00 PSF
Ceiling Height:	18' Clear	• 800-1,200+ Amps, 277/480 Volt, 3-phase, 4-wire	Parking: ± 25 Cars
Loading:	2 Tailgates	• Backup Generator	Available: Immediately!



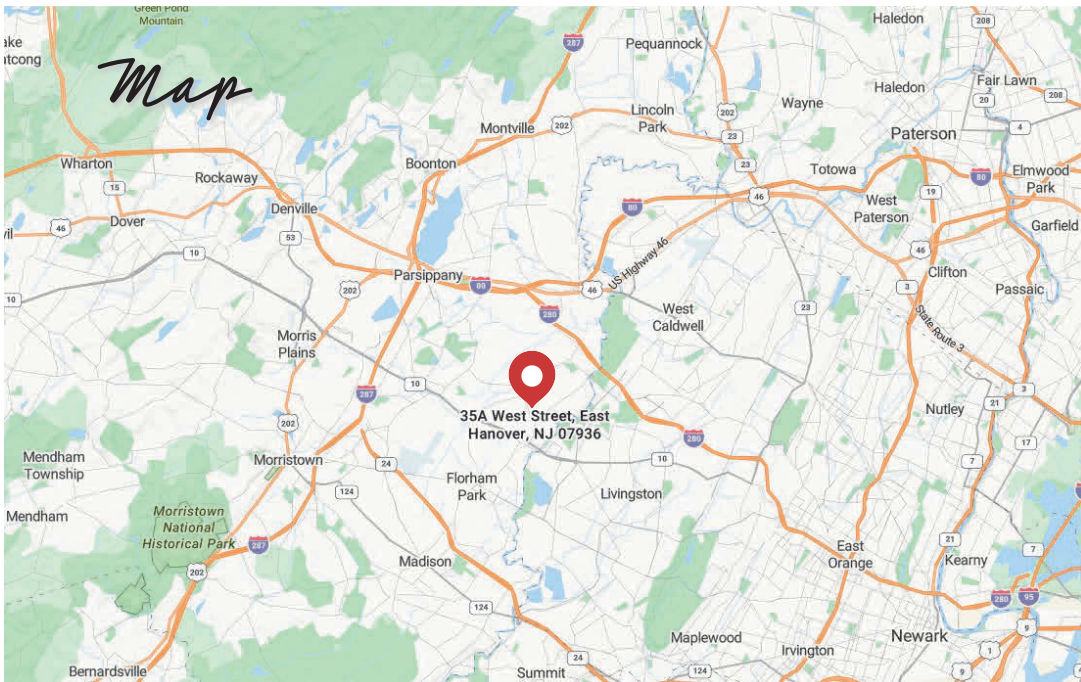
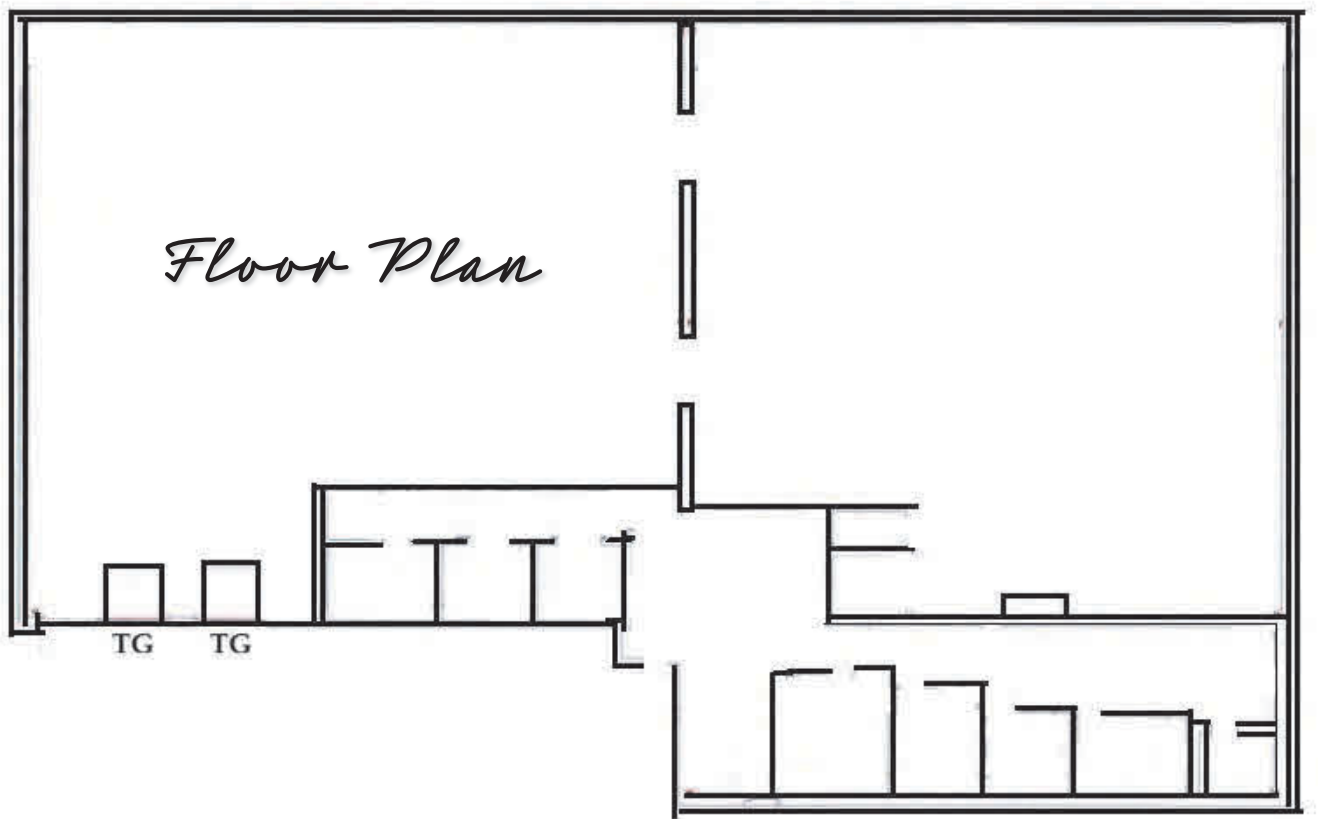
RECENT IMPROVEMENTS:

- NEW ROOF
- NEW HVAC
- NEW PARKING LOT
- NEW BUILDING EXTERIOR
- ALL OFFICES TO BE REFRESHED

ADDITIONAL HIGHLIGHTS: FREE STANDING BUILDING IDEAL FOR DISTRIBUTION, SUPPLY HOUSE/COUNTER SALES, SHOWROOM & OTHER LIGHT INDUSTRIAL USES. 100% CLIMATE CONTROLLED.

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- DISTANCES TO MAJOR HIGHWAYS:**
- RT. 46: 1.2 mi.
 - RT. 80: 2.5 mi.
 - RT. 280: 3.5 mi.
 - RT. 10: 4 mi.
 - GSP: 8.5 mi.
 - NJTPKE: 15 mi.



For more information, please contact our Office at 973-299-0900 or one of our Exclusive Brokers listed below:



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