

WAREHOUSE

FOR LEASE



PREMIER LOCATION



35 Love Lane
Netcong, New Jersey

160,650 SF AVAILABLE

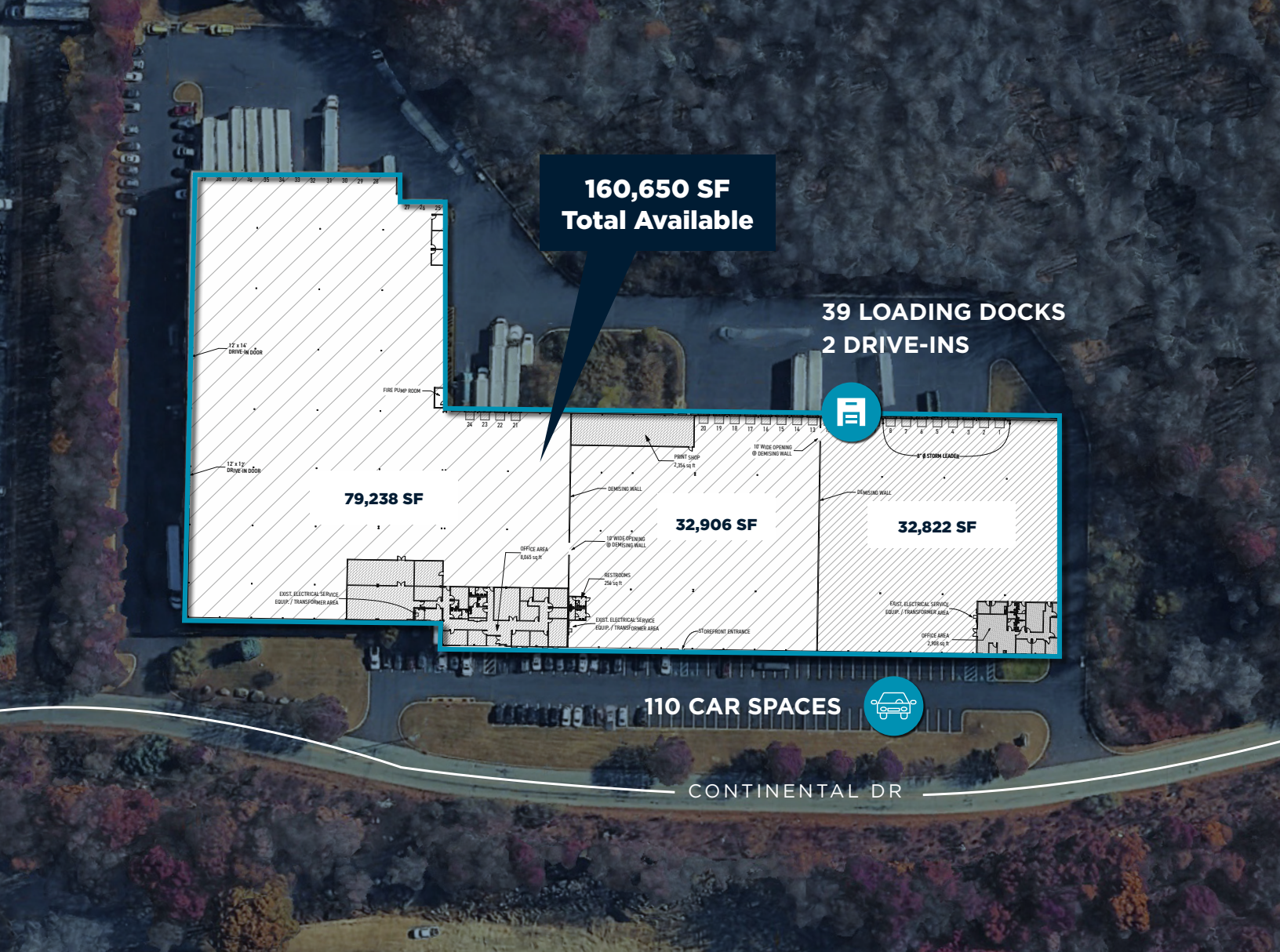
AVAILABLE JULY 1, 2026



Divisible from
±33,000-160,650 SF



Direct Proximity to
I-80 and Route 46



**160,650 SF
Total Available**

**39 LOADING DOCKS
2 DRIVE-INS**

79,238 SF

32,906 SF

32,822 SF

110 CAR SPACES

CONTINENTAL DR

PROPERTY OVERVIEW



Roof Replacement in 2020



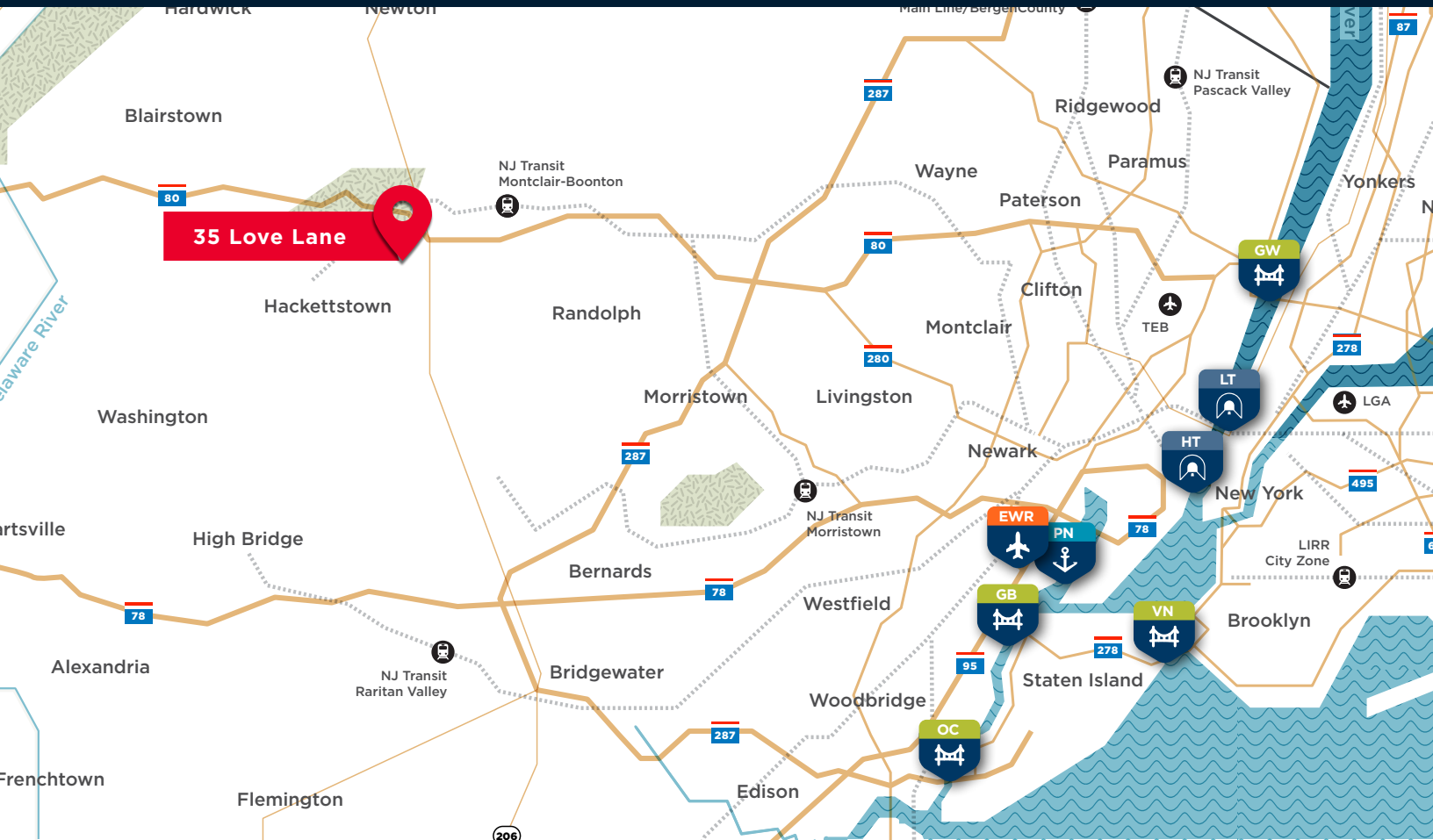
Truck Court & Parking Lot Repaved in 2025

Available SF	160,650 SF Divisible from ±33,000 SF
Office	±11,000 SF
Year Built	2000
Loading	39 Loading Docks 2 Drive-Ins
Car Parking	110 Spaces
Clear Height	34
Power	±2,000 Amps
Sprinkler	ESFR

PREMIER LOCATION

A premier Netcong location that is directly off of I-80 and Route 46. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 46	0.3 mi
Interstate 80 Exit 27A	0.5 mi
Route 206	1.5 mi
Interstate 287	18 mi
NJ Turnpike	37 mi
Newark Airport	38 mi
Port Newark/Elizabeth	43 mi



40 Minutes
to Newark Airport



45 Minutes
to Port of Newark



50 Minutes
to Midtown NYC





35 LOVE LANE
NETCONG, NJ

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