



CUSHMAN & WAKEFIELD



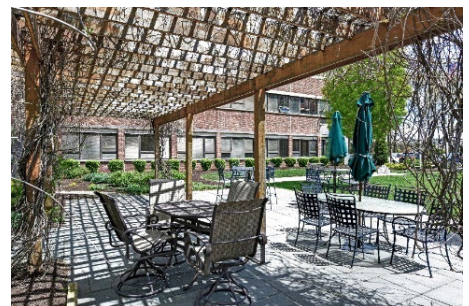
**OWNER / USER INVESTMENT OPPORTUNITY**

# 20 COMMERCE BOULEVARD SUCCASUNNA, NEW JERSEY

## FOR SALE / LEASE

### PROPERTY OVERVIEW

Building Size:	2 <sup>nd</sup> Floor	10,609 SF	Leased 12/2025
	1 <sup>st</sup> Floor	5,184 SF	Available
		2,164 SF	Leased 4/2028
		2,188 SF	Lease 12/2025
Total		20,145 SF	
Asking Rent:	\$20.00 per RSF (NET)		
Parking:	93 surface spaces (including 2 handicap spaces)		
Property Size:	+/-6.21 acres (Block 5002, Lot 2)		
Emergency Generator:	18 KW Generac emergency generator (2021)		
Zoning:	OB – Office Building District		
RE Taxes:	\$88,239 (2022/2023)		



FOR SALE / LEASE

# 20 COMMERCE BLVD.

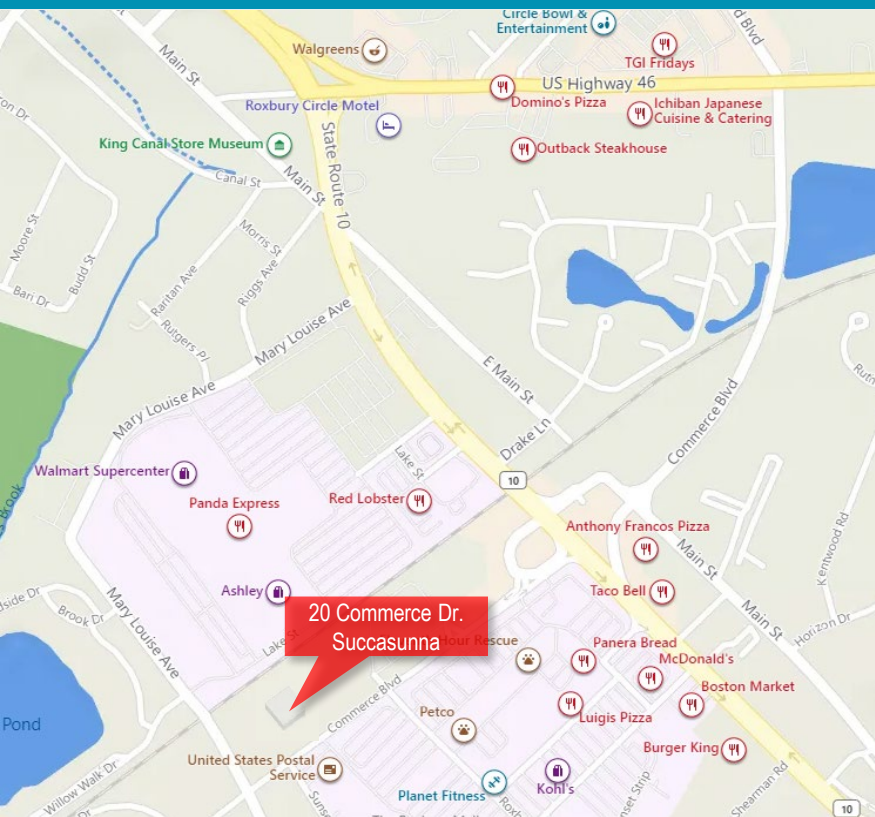
## HIGHLIGHTS OF THE OFFERING

- **Value Added Investment Opportunity** – 20 Commerce Boulevard offers a purchaser the opportunity to create value by occupying or leasing up the Property. The Building was originally constructed in 1989 and has been owner occupied by only two owners. The first floor also has a long history of medical tenants leasing spaces in the building.
- **Superior Area Amenities** – The Property is just off Route 10, and within minutes of numerous area amenities including restaurants, retail shopping, parks, golf courses, hotels and other conveniences.



## POTENTIAL OWNER OCCUPANCY

20 Commerce Boulevard offers a unique opportunity for an organization to own and occupy their property. The Property is located within minutes of the area's major roadways including Routes 10 and 46, and Interstate 80. Succasunna is within Roxbury Township and western Morris County, areas often recognized as great places to live in New Jersey.



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