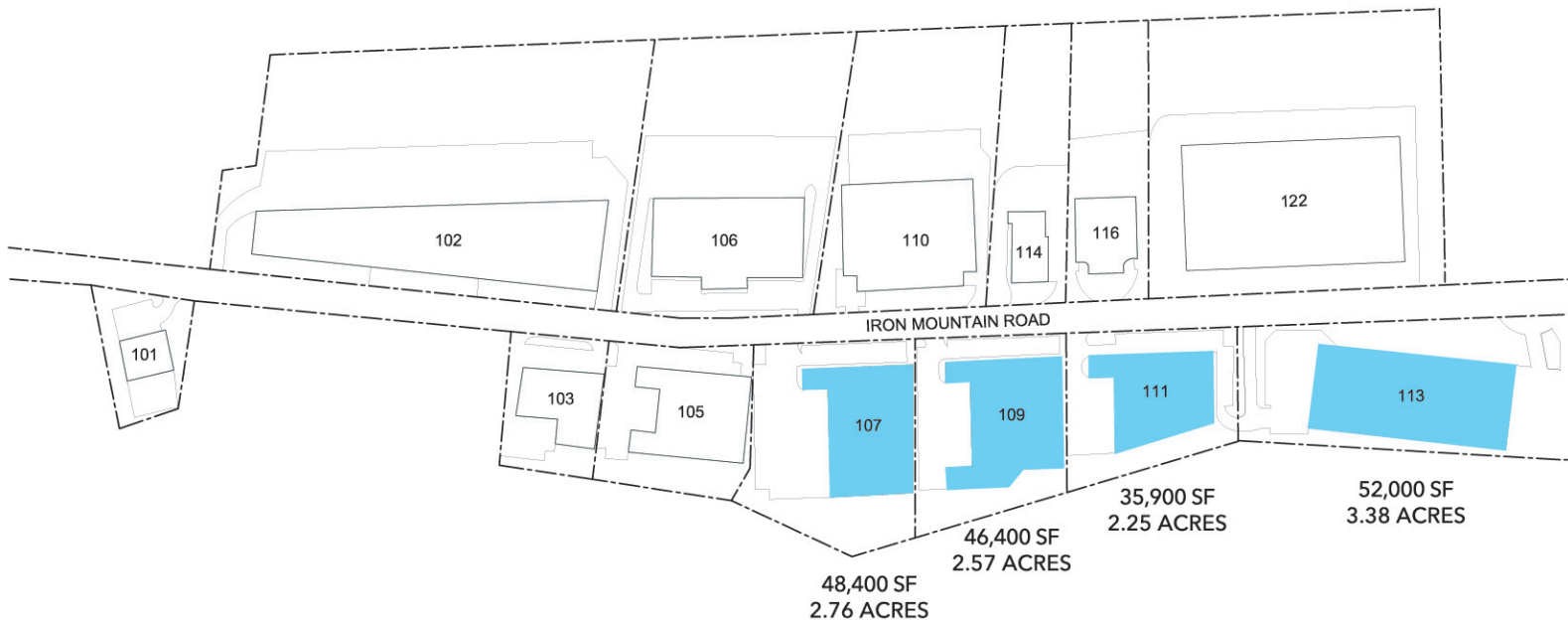


# BUILD TO SUIT & LEASE

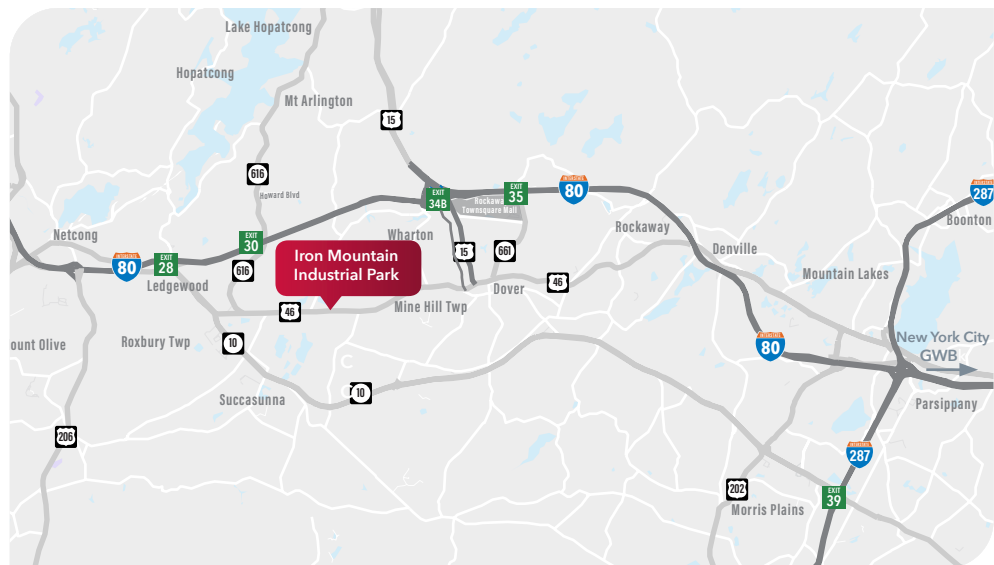
## IRON MOUNTAIN INDUSTRIAL PARK

107-113 IRON MOUNTAIN RD., MINE HILL, NJ 07803



### PROPERTY INFORMATION

- Proposed building sizes ranging from 35,900 - 52,000 SF
- 2.25 - 3.38 ± Acres
- Subdivided lots / can be combined
- City water and sewer
- For build-to-suit and lease
- Preliminary approvals obtained
- Zoning: ED - broad range of industrial uses permitted including warehousing, manufacturing, recreation, outside storage, red label, etc.



### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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**BUILD TO SUIT & LEASE**  
**IRON MOUNTAIN INDUSTRIAL PARK**  
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IRON MOUNTAIN RD PARK OVERVIEW

**PROPERTY INFORMATION**

ADDRESS	ACREAGE	APPROVED SF
107 Iron Mountain Road	2.76	48,400
109 Iron Mountain Road	2.57	46,400
111 Iron Mountain Road	2.25	35,900
113 Iron Mountain Road	3.38	52,000
	10.96	TOTAL: 182,700

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