

FOR LEASE

5 BADER DR,
PINE BROOK NJ 07058

25,000 SF

NEXUS REALTY
ADVISORS



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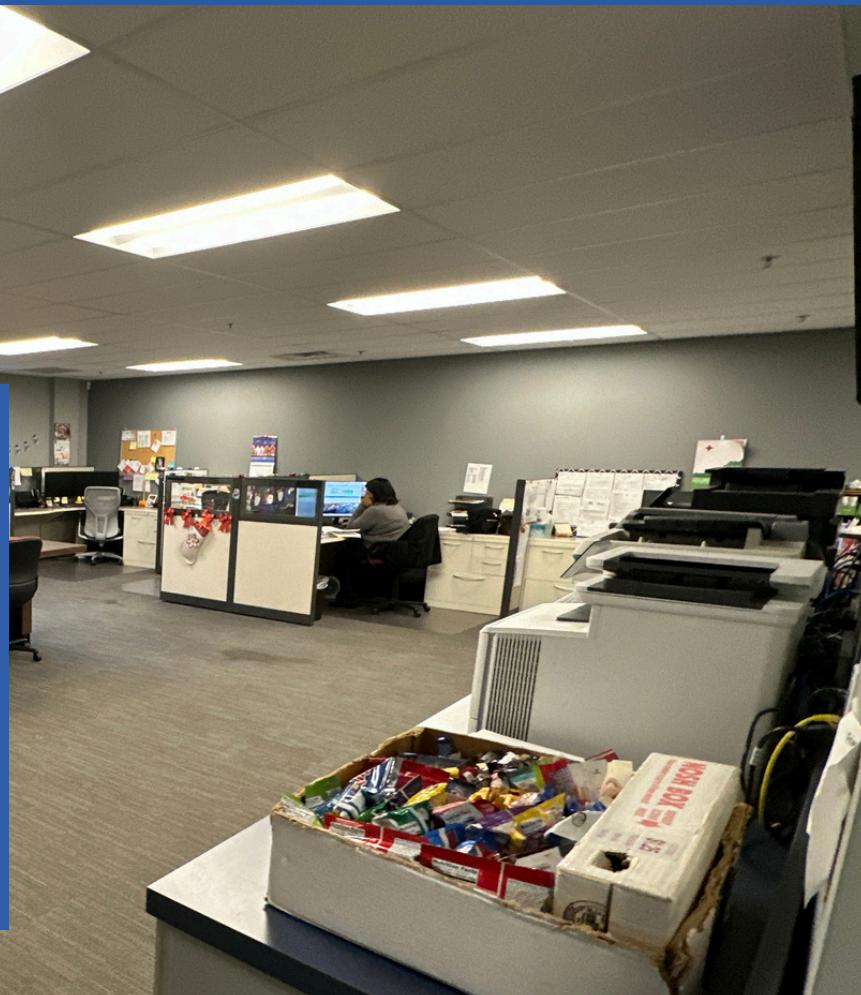
BUILDING SPECIFICATIONS

- **Type:** Manufacturing
- **Building Size:** +/- 25,000 SF ON 2.5 acres
- **Office:** +/- 2,000 SF
- **Manufacturing:** +/- 23,000 SF
- **Ceiling height:** 14' clear
- **Loading:** 4 Loading docks accommodating 43' trailers
- **Zoning:** I-2 - (see specification in the attached brochure)
- **Public Utilities:** Gas, water sewer
- **Parking Spaces:** 60
- **Power:** Heavy 208/120 volt, 3-phase, 4-wire service
- **Taxes:** \$1.70/SF (2024)
- **Asking for lease:** \$13/SF + NNN

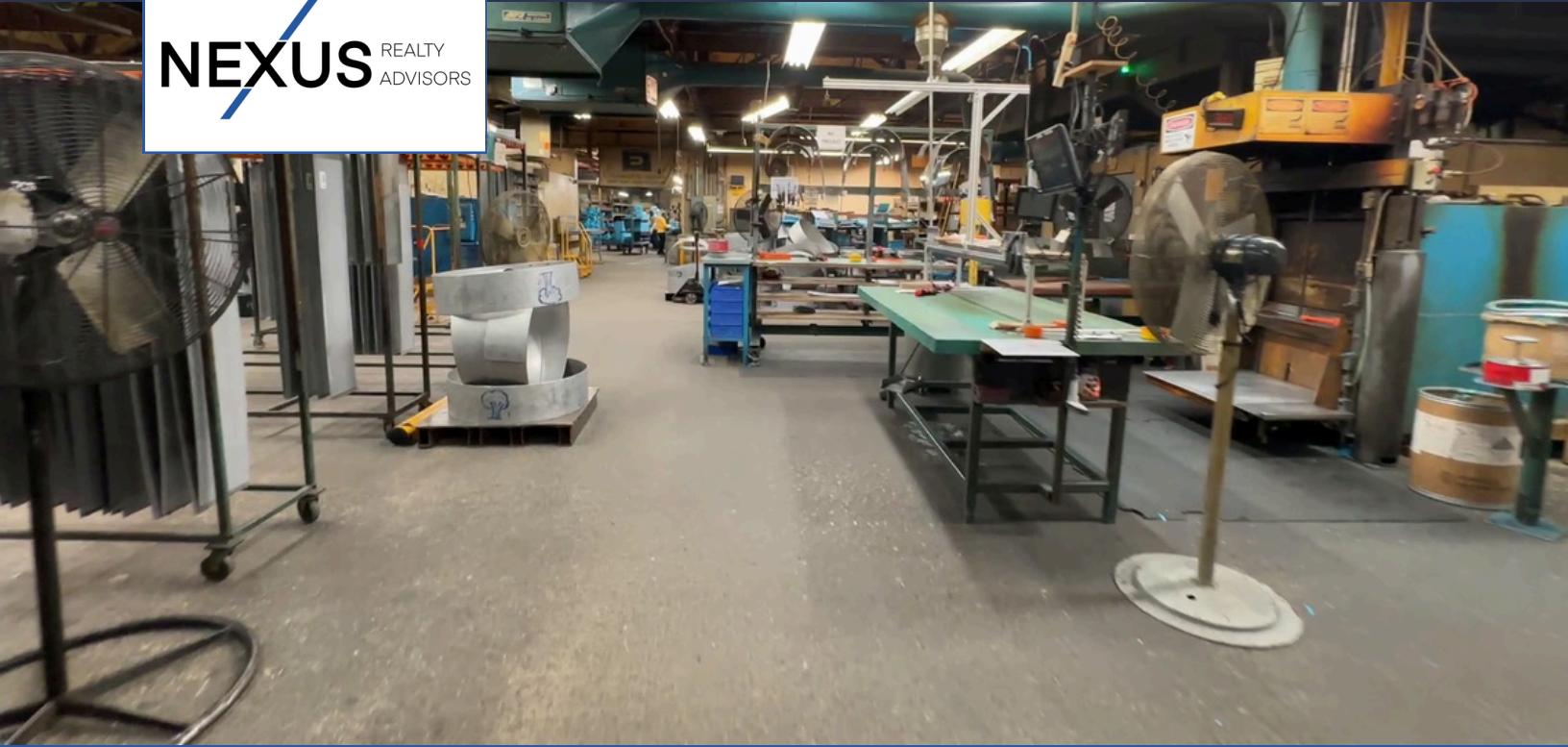
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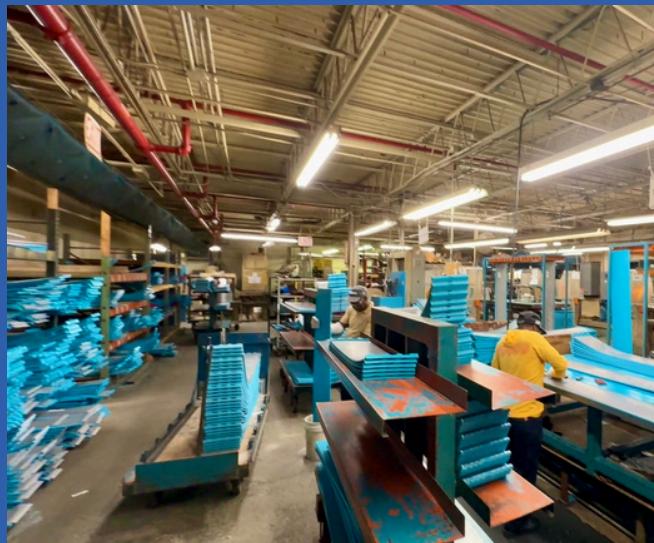
LOADING DOCKS, OFFICE & MEETING SPACE



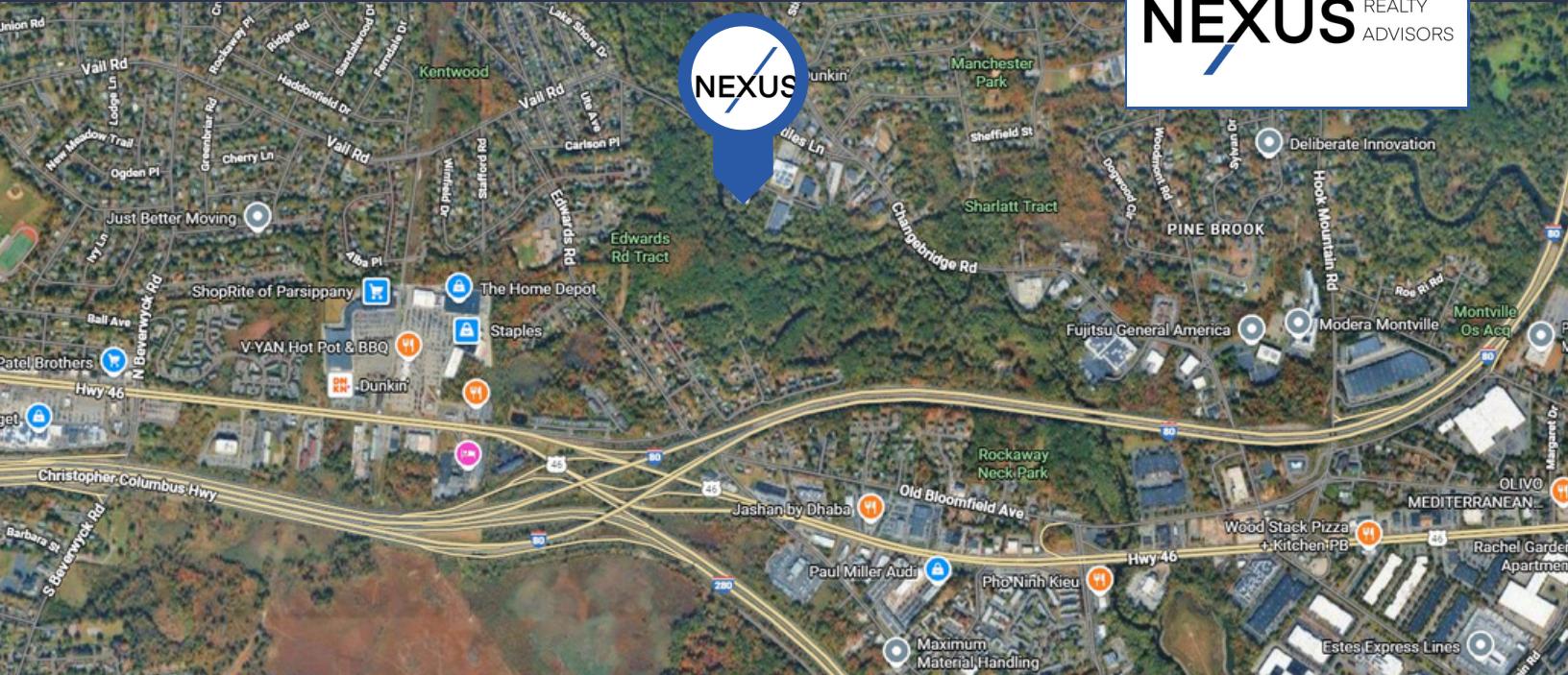
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INTERIOR PHOTO GALLERY



5 BADER DR, PINE BROOK NJ 07058



DISTANCE

0.5 miles to US-46 and I-80

4.5 miles to I-287

Strong regional connectivity to Northern NJ's major highway network.

LOCATION



LOCATION HIGHLIGHTS

CLOSE TO:



Restaurants



Banks



Hotels



Shopping



Services



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