



**AVAILABILITY DETAILS**

<b>Total Unit Size SF</b>	<b>±20,000 to ±63,000</b>
<b>Warehouse</b>	<b>±57,587 SF</b>
<b>Office &amp; Locker Areas</b>	<b>±2,414 SF</b>
<b>Ceiling Height ±</b>	<b>9' – 28'</b>
<b>Loading Docks</b>	<b>2 (potential to add 1 additional)</b>
<b>Drive-in Doors</b>	<b>1</b>
<b>Power</b>	<b>3 Phase, Heavy</b>
<b>Outside Storage/Parking</b>	<b>±20,000 SF</b>

**Ceiling Height Breakdown**

<b>28'</b>	<b>±6,000 SF</b>
<b>18'</b>	<b>±18,000 SF</b>
<b>11' – 16.5'</b>	<b>±11,000 SF</b>
<b>12' – 14'</b>	<b>±7,100 SF</b>
<b>9'</b>	<b>18,000 SF</b>

**Floor Area Breakdown**

<b>1<sup>st</sup> Floor</b>	<b>±42,000 SF</b>
<b>2<sup>nd</sup> Floor</b>	<b>±11,000 SF</b>
<b>3<sup>rd</sup> Floor</b>	<b>±7,100 SF</b>
<b>Freight Elevator</b>	<b>Yes</b>

**AVAILABILITY SUMMARY**

Industrial/Flex warehouse suited for a variety of uses located in prime Northern New Jersey location with nearby access to routes 46, 206, and I-80 and NJ Transit Trains. The property is undergoing significant renovations including lighting, white boxing of all warehouse areas, removal of old ceiling infrastructure, and additional repairs.

The space is comprised of 3 sections including a 24,000 SF high bay area of 18'-28' ceiling height, 18,000 SF with 9'-10' ceilings and 2 freight elevator serviced upper stories of 11,000 SF and 9,000 SF with ceiling heights ranging from 11' – 16.5'.

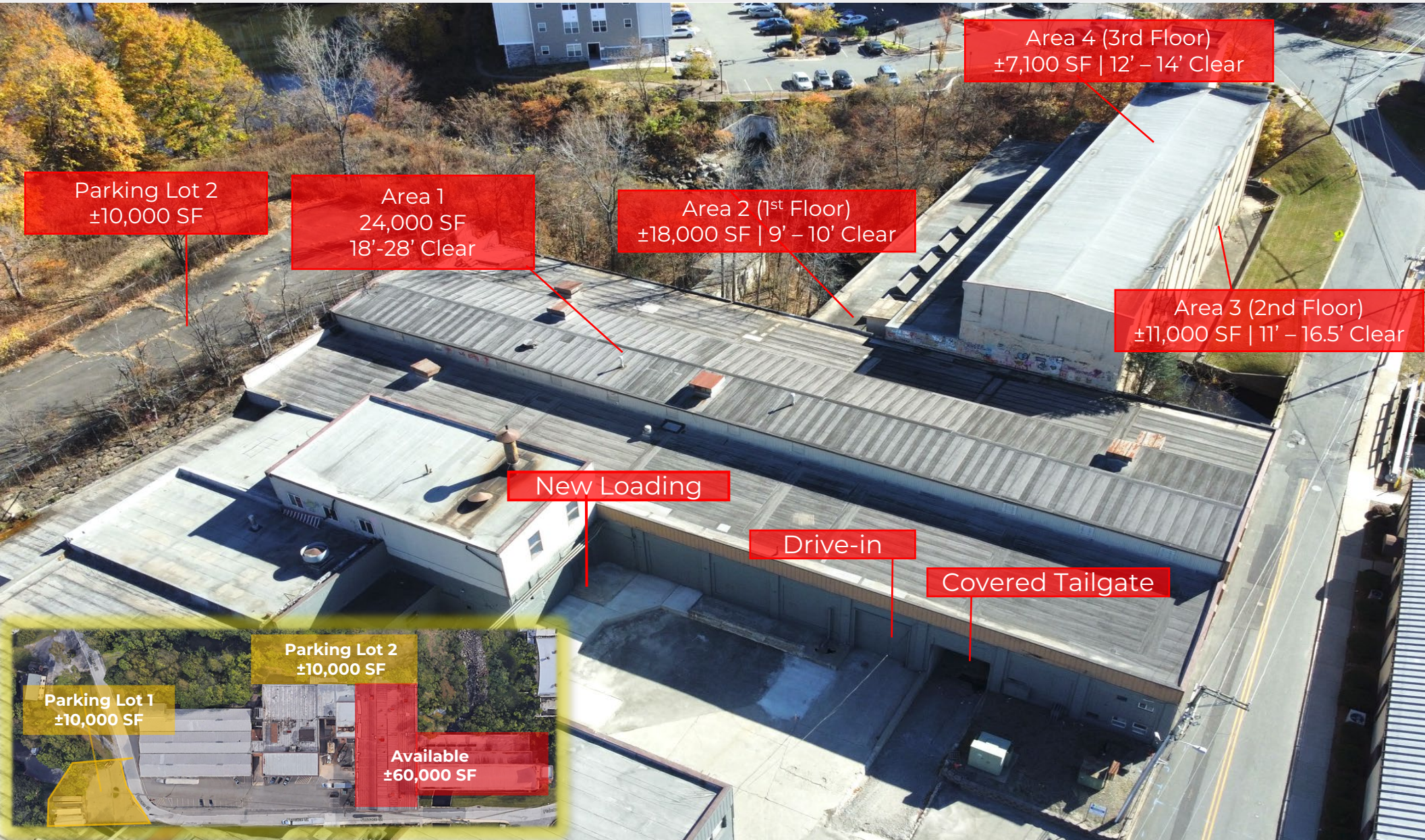
The site also has two additional outside storage and parking areas that can be made available and are suitable for surplus employee parking, service vehicles, trailers and/or outside storage.



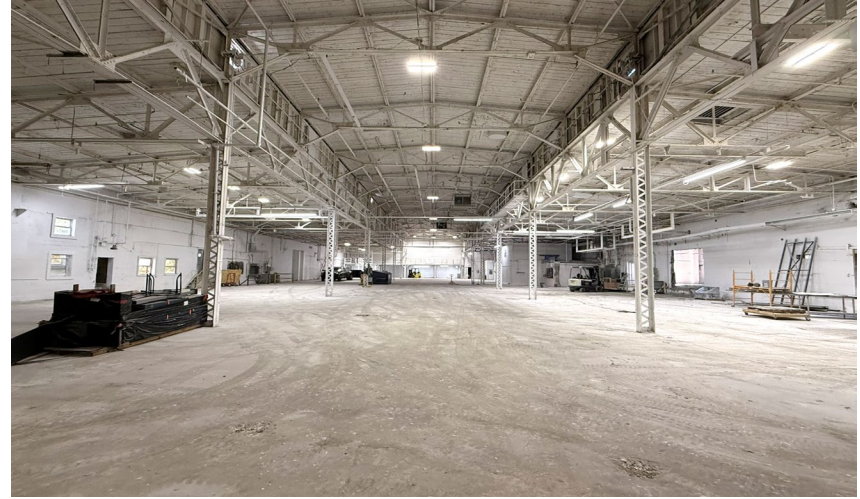
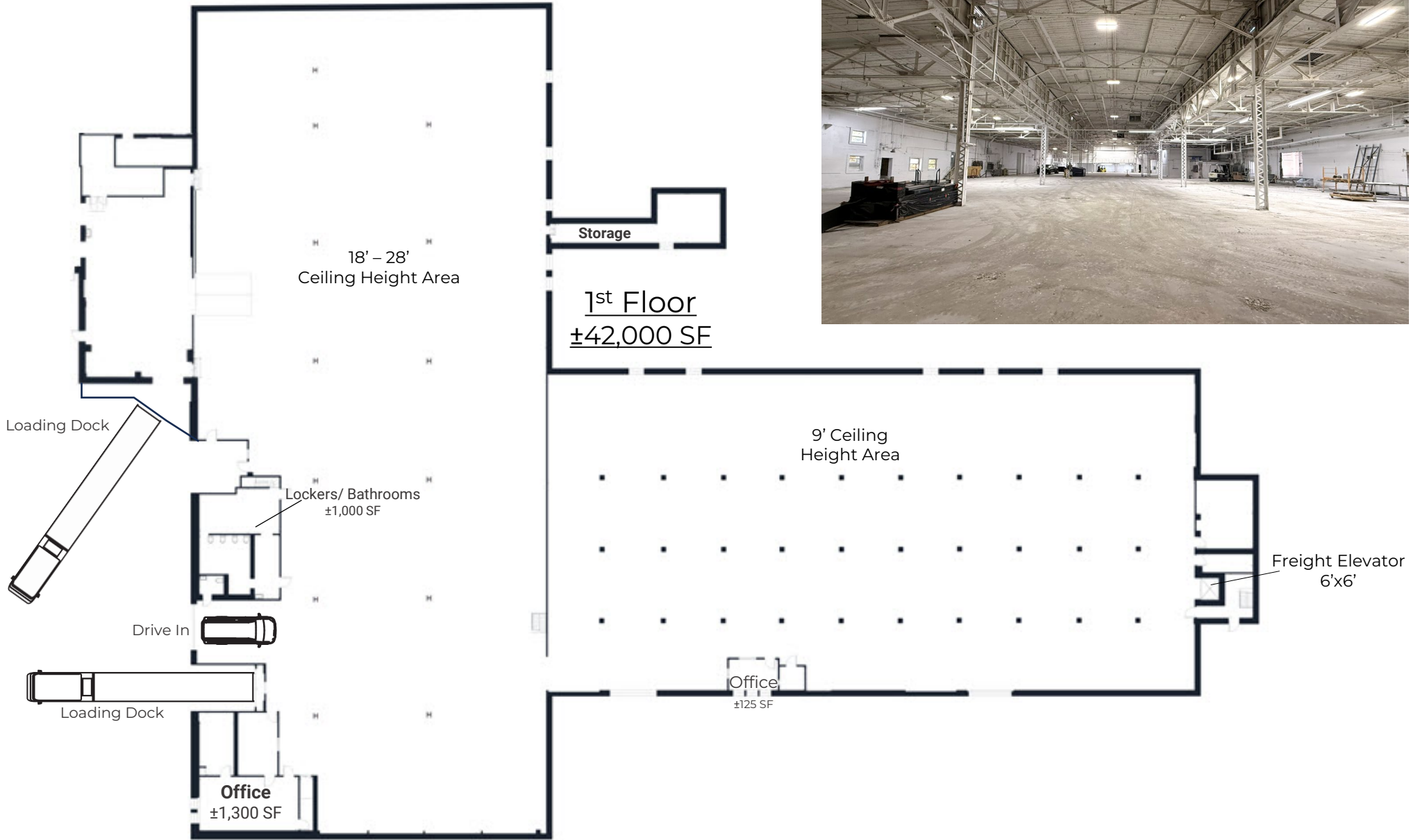
# 10 Furnace Street, Stanhope, NJ 07874

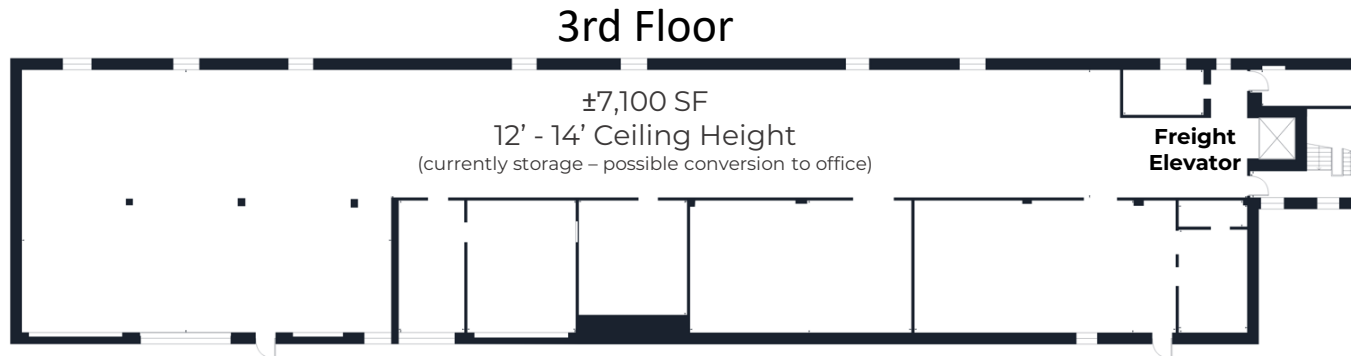
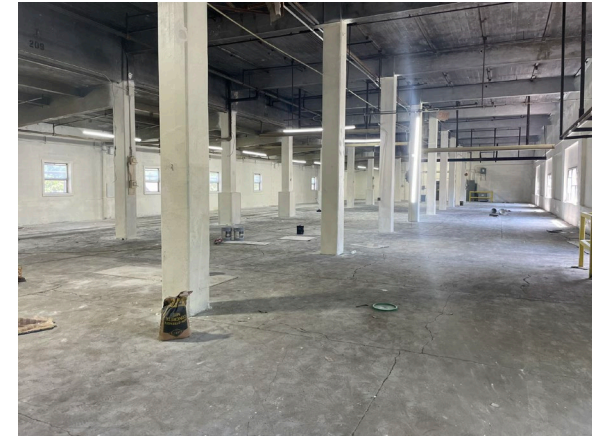
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**FOR LEASE**  
INDUSTRIAL | FLEX

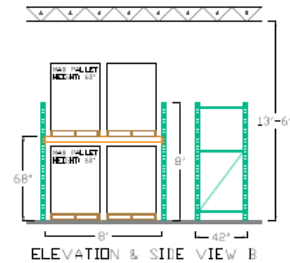
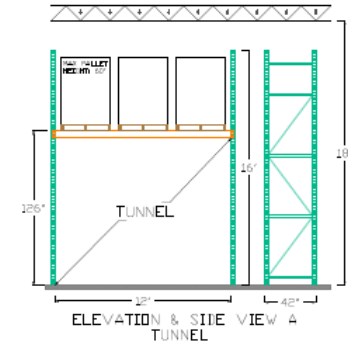
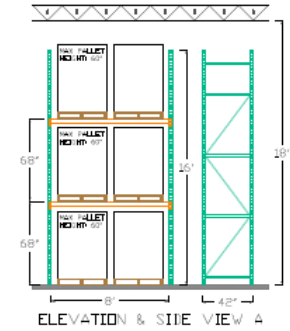
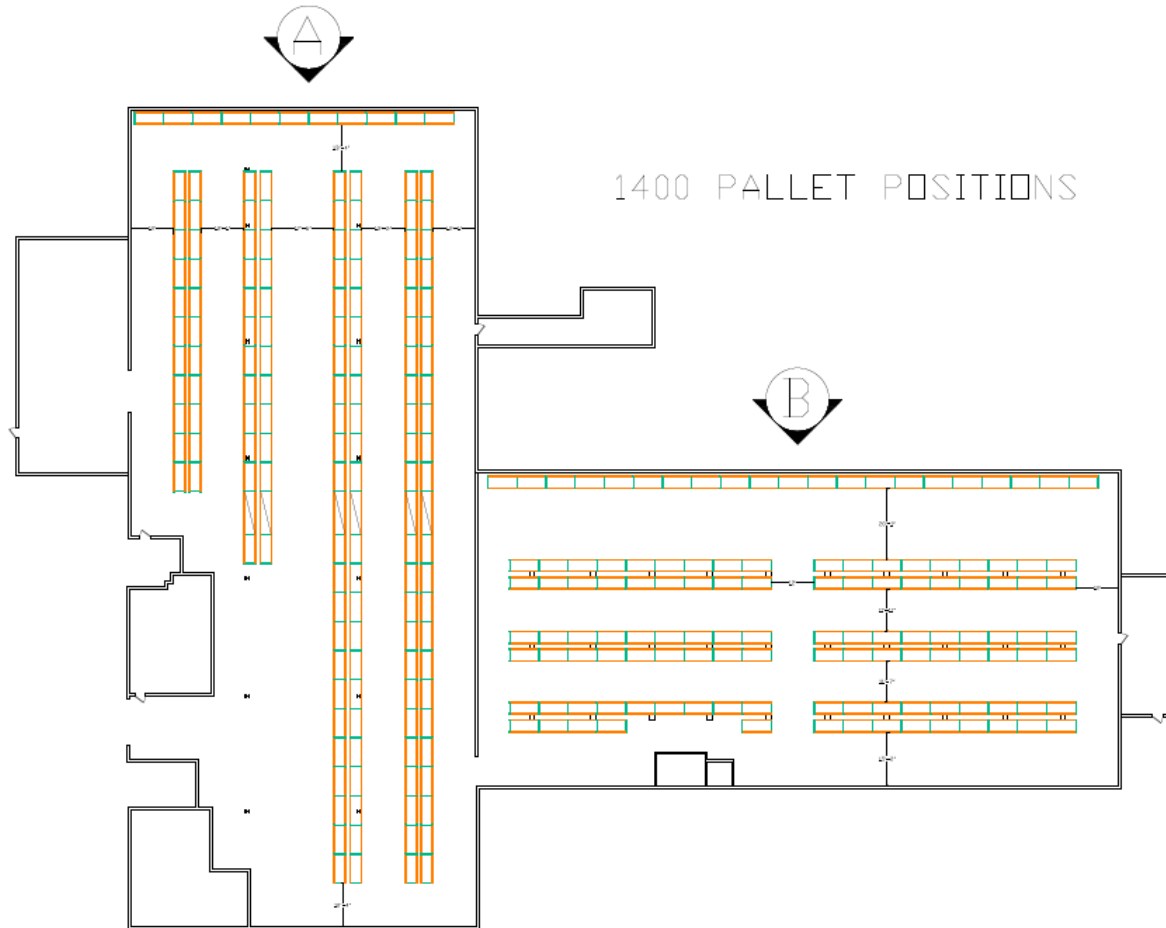








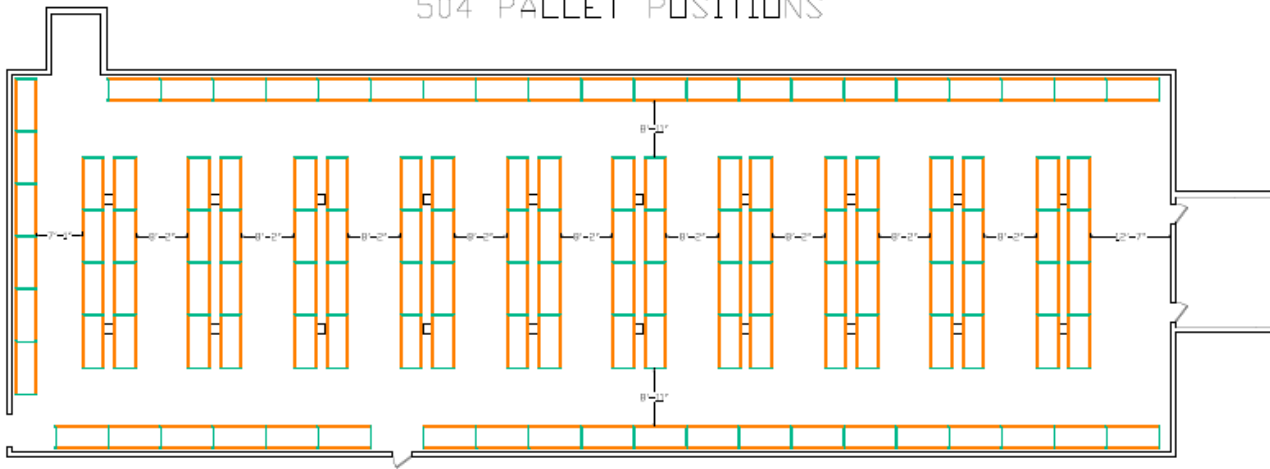
**RACKING PLAN**  
 1<sup>st</sup> Floor | 1,400 Pallet Positions



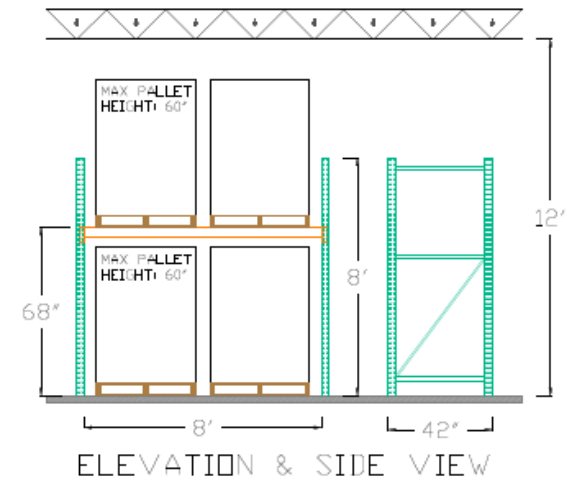
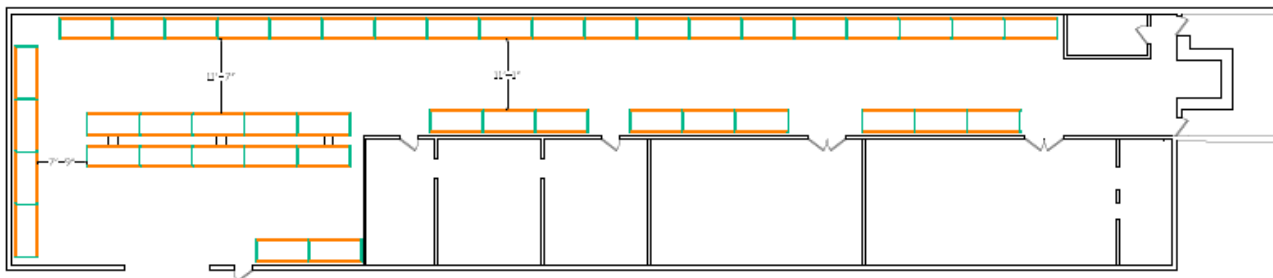
**RACKING PLAN**

2<sup>nd</sup> Floor | 504 Pallet Positions  
 3<sup>rd</sup> FLOOR | 176 Pallet Positions (+ floor area storage)

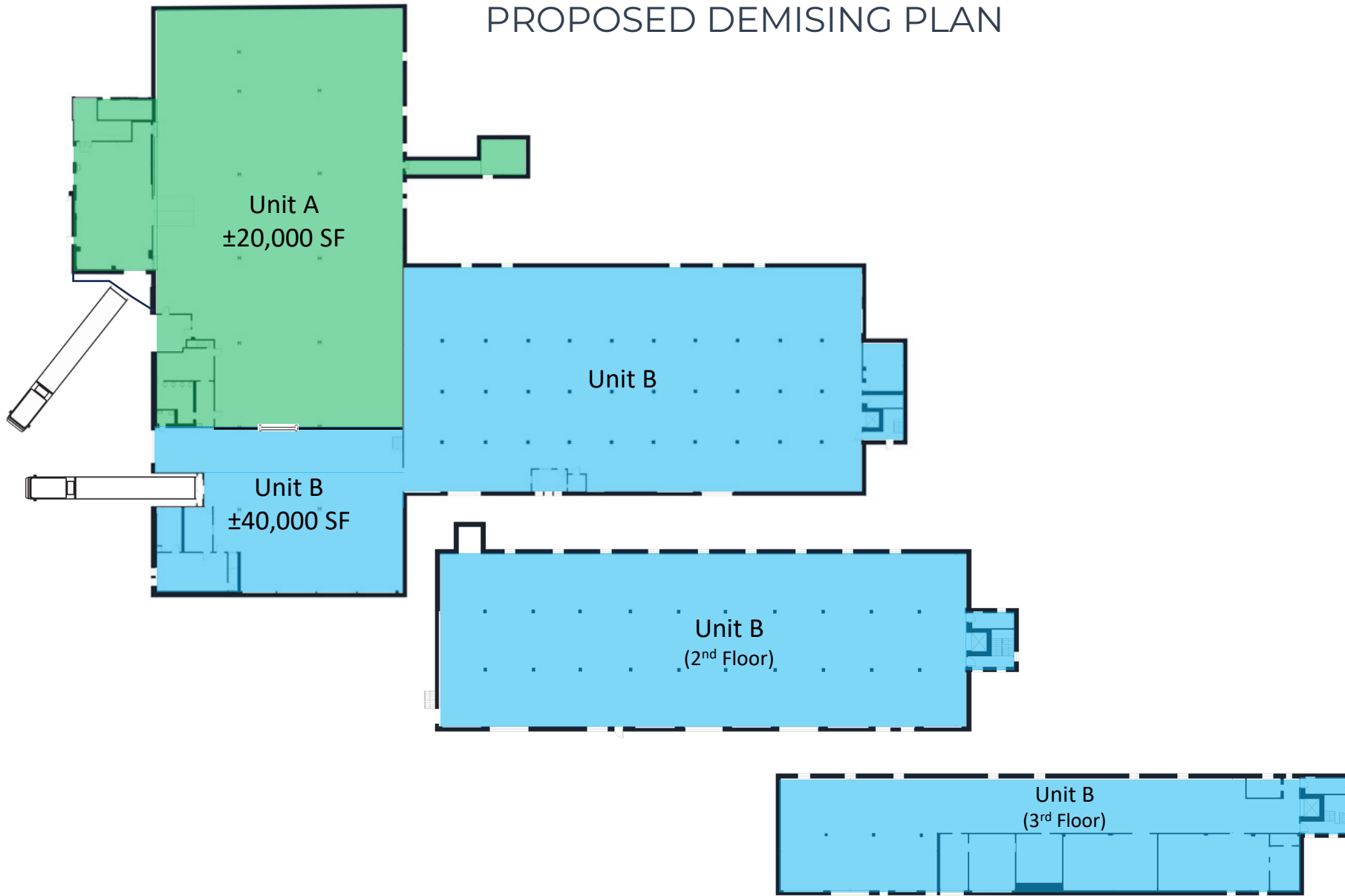
504 PALLET POSITIONS



176 PALLET POSITIONS



PROPOSED DEMISING PLAN





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