



PARAMOUNT
PROPERTIES GROUP
COMMERCIAL REAL ESTATE

1467 RT – 31 S
ANNANDALE, NJ 08801

PRISTINE +/- 105,000 SQUARE FOOT OFFICE BUILDING FOR SALE OR LEASE



FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, PLEASE CONTACT BROKERS:

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EXECUTIVE SUMMARY:

1467 RT - 31 S (“The Property”) is an institutionally built and owned research and development facility located on heavily trafficked NJ-31 in Annandale, New Jersey.

Originally built in 2000 and situated on a professionally landscaped oversized 10.44-acre site, the 105,074-square-foot structure was built using steel, masonry, and glass construction as the world headquarters for Ingersoll-Rand.

This 3-story Class-A asset features a modern design with an open floorplan layout throughout.

With +/- 300 parking stalls and a slew of amenities including a full-service café, a museum showcase, and a fully equipped fitness center, The Property is set up for corporate headquarter tenancy.

The lower level consists of lab space which was previously utilized for product development and testing.

This floor has access to two exterior loading docks and a freight elevator.

The first and second floors consist of fully carpeted and functional office space that easily lend itself to any office type use including but certainly not limited to Pharmaceutical, Medical, Flex or Corporate Office use.

The Property is situated directly on Route 31 with tremendous exposure and monument signage visible to nearly 35,000 passing vehicles per day. The Property sits within a quarter mile of convenient I-78 connectivity, providing hassle-free travel to-and-from New York City, Pennsylvania and beyond.

The Property is available for either Sale or Lease.

Please contact exclusive brokers at Paramount Properties Group, Inc., for more information.

