

PROFESSIONAL OFFICE BUILDING FOR SALE/LEASE

421 Route 206, Hillsborough, NJ

Somerset County



PROPERTY DESCRIPTION

- Free-standing Professional Office Building on 1.54 Acre Lot
- 6,063/SF Turn-key Office on Three Floors
- Private Offices, Conference Rooms, Bull Pen Areas, Full Basement
- Three Baths & Three Kitchenettes
- Abundant Off-Street Parking
- Former Real Estate Office
- Located in the TC Zone with Multiple Permitted Principal Uses: Mixed Use Buildings, Retail Sales, Medical Offices, Restaurants, Personal Services
- Highway Location with 35,000 VPD
- Offered For Sale: \$1,650,000.
- Offered For Lease: \$14/SF NNN



Timothy P. Deluccia

Broker Associate

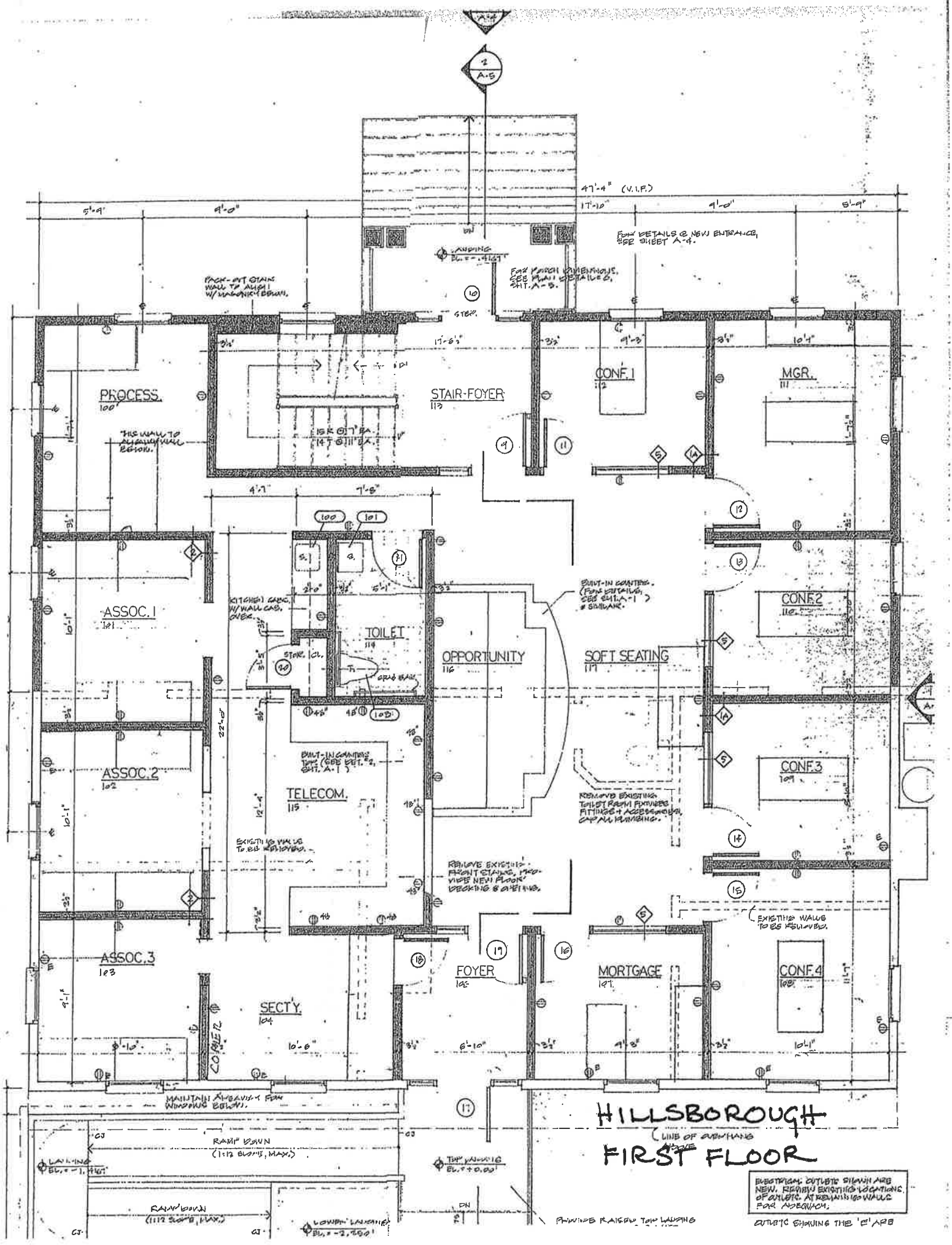
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Commercial Sales & Leasing

BERKSHIRE
HATHAWAY
HOMESERVICES | FOX & ROACH,
REALTORS™

COMMERCIAL DIVISION



HILLSBOROUGH FIRST FLOOR

ELECTRICAL OUTLETS SHOWN ARE NEW. REPAIR EXISTING LOCATIONS OF OUTLETS AT REMAINING WALLS FOR ADEQUACY.
OUTLET SHOWING THE 'E' ARE

FINISHES RAISED TO LANDING

TRAP WASHING
BL. # = 2, 4, 5, 6

LOWIN LANDING
BL. # = 2, 4, 5, 6

RAMP/DOWN
(112 STAIRS, MAX.)

LANDING
BL. # = 1, 4, 6

FORM DETAILS & NEW ENTRANCE,
SEE SHEET A-4.

FORM MORTAR FINISHES,
SEE PLAN & DETAILS,
SHT. A-5.

POCK-OUT STAIN
WALL TO ALIGN
W/ WINDOW BELOW.

THE WALL TO
REMOVING WALL
BELOW.

BUILT-IN COUNTERTOP
(FORM STAINLESS
SEE SHEET A-1)
& SINK.

KITCHEN CABINETS
W/ WALL CABINETS
OVER.

REMOVE EXISTING
TOILET FROM FIXTURES
FITTING ACCESSIBLE
CARRY PLUMBING.

REMOVE EXISTING
FRONT STAIRS, PRO-
VIDE NEW FLOOR
DECKING & CABINETS.

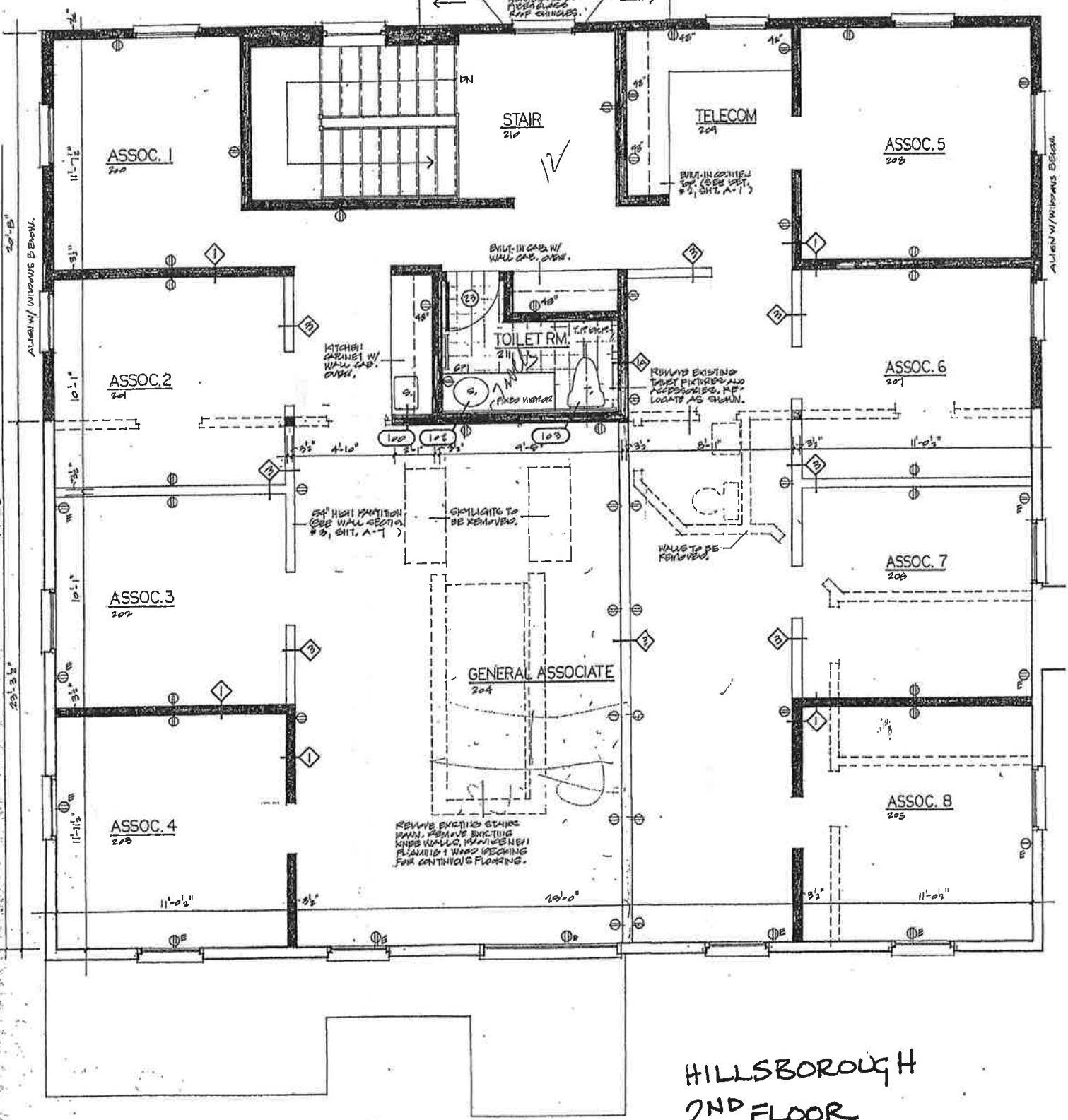
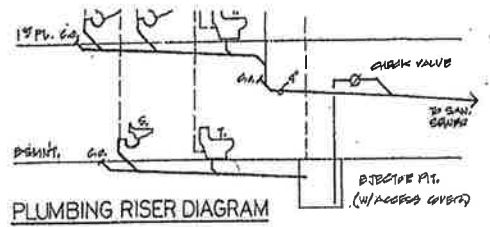
EXISTING WALLS
TO BE REMOVED.

EXISTING WALLS
TO BE REMOVED.

MAINTAIN ALUMINUM FINISH
WINDOW BELOW.

RAMP/DOWN
(112 STAIRS, MAX.)

CR.



**HILLSBOROUGH
 2ND FLOOR**

1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

4'-4" (V.I.F.)

17'-0"

12'-0"

17'-8"

NOTE: A DISCREPANCY IN DIMENSION EXISTING @ #1 AND #2 (THIS SHEET) THROUGH THE STAIR, IS TO CORRECT FOR THE POSITION OF THE EXISTING WALL BETWEEN THE INSIDE OF THE CMU, & THE ERM ABOVE.

FOR LOCATIONS OF WINDOWS, SEE #2, THIS SHEET.

FOR LOCATION OF WINDOWS, SEE #2, THIS SHEET.

UNEXCAVATED

OFFICE
01

STAIR
02

TELECOM
03

OFFICE
04

GENERAL ASSOCIATE
05

TOILET
06

OFFICE
05

EXIST. CRAWL SP.
(N.I.C.)

FILES
07

EXISTING MECH. SPACE
(N.I.C.)

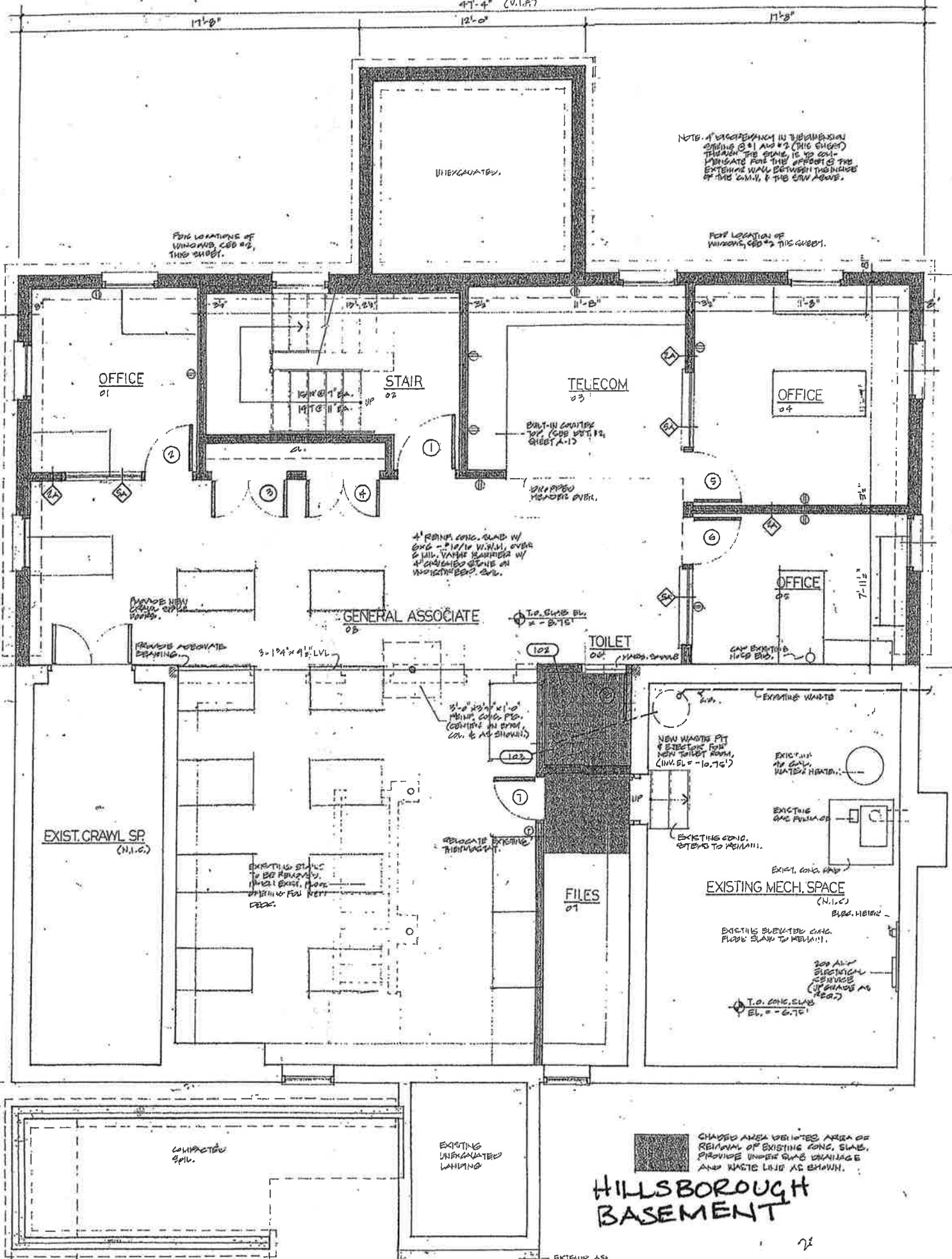
CONTRACTOR
SPIL.

EXISTING UNEXCAVATED
LANDING

SHADED AREA INDICATES AREA OF REMOVAL OF EXISTING CONC. SLAB, PROVIDE UNDER SLAB DRAINAGE AND WASTE LINE AS SHOWN.

HILLSBOROUGH BASEMENT

EXTEND TO A-0



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