



**Resource Realty**  
Corporate Real Estate Services

**35 Years of Dedication & Expertise**  
[www.resource-realty.com](http://www.resource-realty.com)

# FOR LEASE: 13,602 SF

*35A West Street, East Hanover, NJ*



## PROPERTY SPECS: *Fully Air-Conditioned*

**Total Available Space:** 13,602 SF

**Office Area:** ±3,000 SF

**Ceiling Height:** 18' Clear

**Loading:** 2 Tailgate

**Power: 2 Separate Services**

- 120/240 volt, 3 phase, 4 wire, 800-1200 amps
- 277/480 volt, 3 phase, 4 wire, 800-1200+ amps
- Backup generator

**Lease Rate:** \$16.50 PSF NNN

**OPEX:** ±\$4.00 PSF

**Parking:** ±25 cars

**Available:** 1st Q 2026

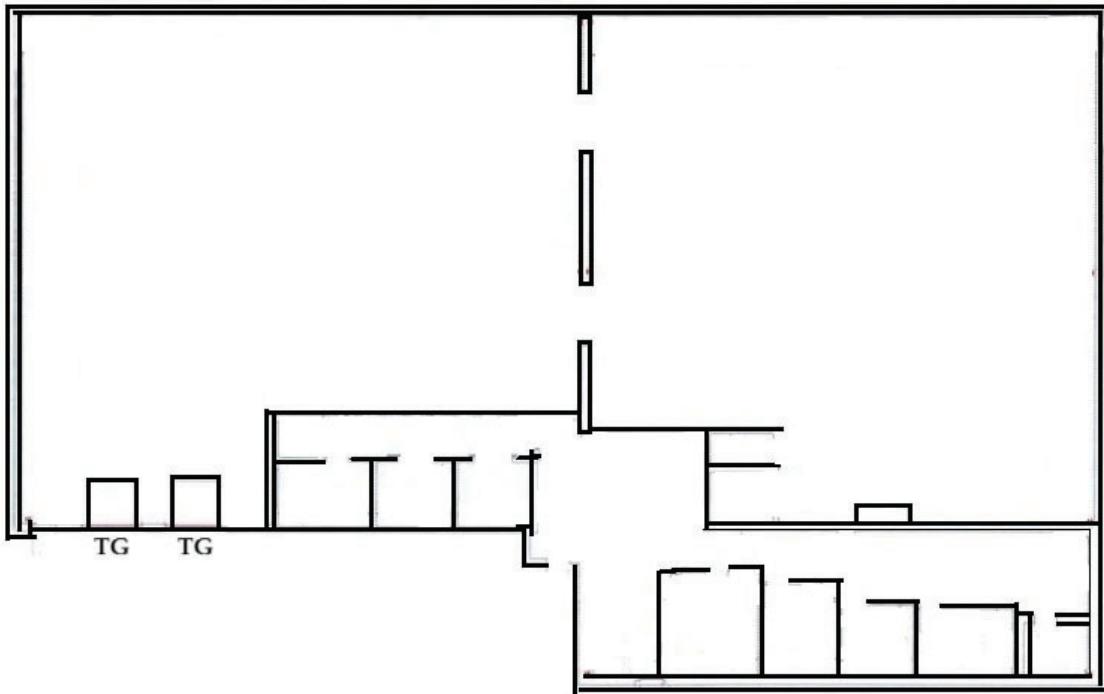


### Recent Improvements Include:

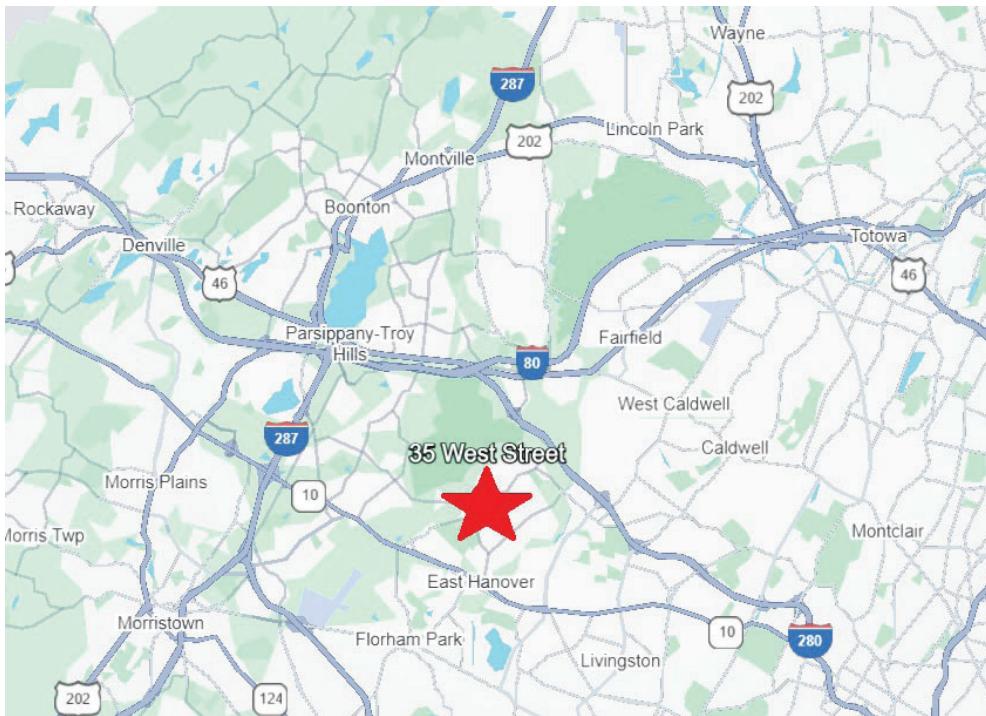
- New roof
- New HVAC
- New parking lot
- New building exterior
- All offices to be refreshed

**Comments:** Free standing building ideal for distribution, supply house/counter sales, showroom, and other light industrial uses. 100% Climate Controlled.

## Floor Plan



## Map



### Distances to Major Highways:

- Route 46: 1.2 miles
- Route 80: 2.5 miles
- Route 280: 3.5 miles
- Route 287: 4 miles
- Route 10: 4 miles
- Garden State Parkway (GSP): 8.5 miles
- NJ Turnpike (I-95): 15 miles

Exclusive Leasing Agent:



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Ownership:



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