

Exclusive Leasing Agent:



Resource Realty
Corporate Real Estate Services

35 Years of Dedication & Expertise
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

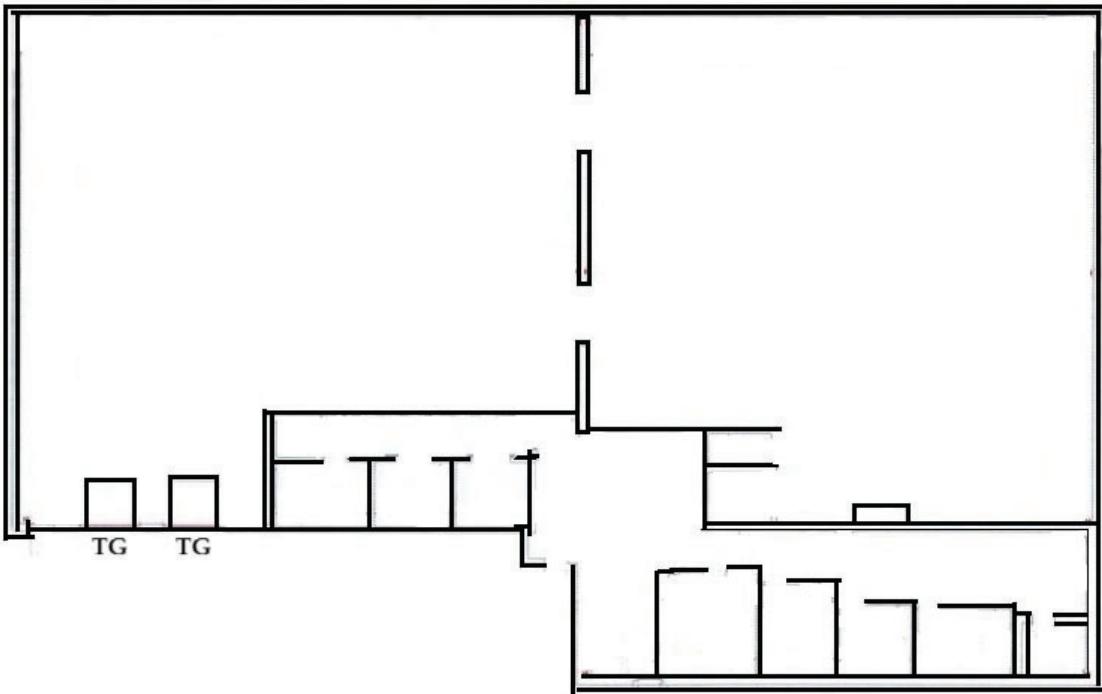


Comments: Free standing building ideal for distribution, supply house/counter sales, showroom, and other light industrial uses. 100% Climate Controlled.

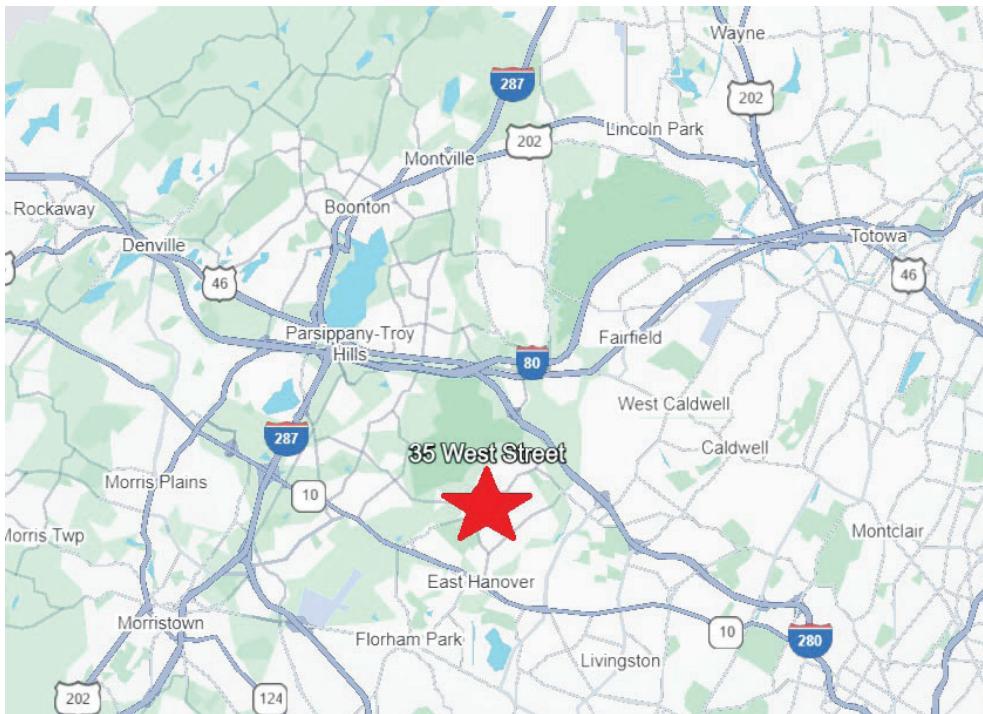
Recent Improvements Include:

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

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

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Ownership:



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