

FOR LEASE: 13,602 SF

35A West Street, East Hanover, NJ

Exclusive Leasing Agent:



Resource Realty
Corporate Real Estate Services

35 Years of Dedication & Expertise

www.resource-realty.com



PROPERTY SPECS: *Fully Air-Conditioned*

Total Available Space:	13,602 SF	Power: 2 Separate Services	Lease Rate:	\$16.50 PSF NNN
Office Area:	±3,000 SF	• 120/240 volt, 3 phase, 4 wire, 800-1200 amps	OPEX:	±\$4.00 PSF
Ceiling Height:	18' Clear	• 277/480 volt, 3 phase, 4 wire, 800-1200+ amps	Parking:	±25 cars
Loading:	2 Tailgate	• Backup generator	Available:	1st Q 2026

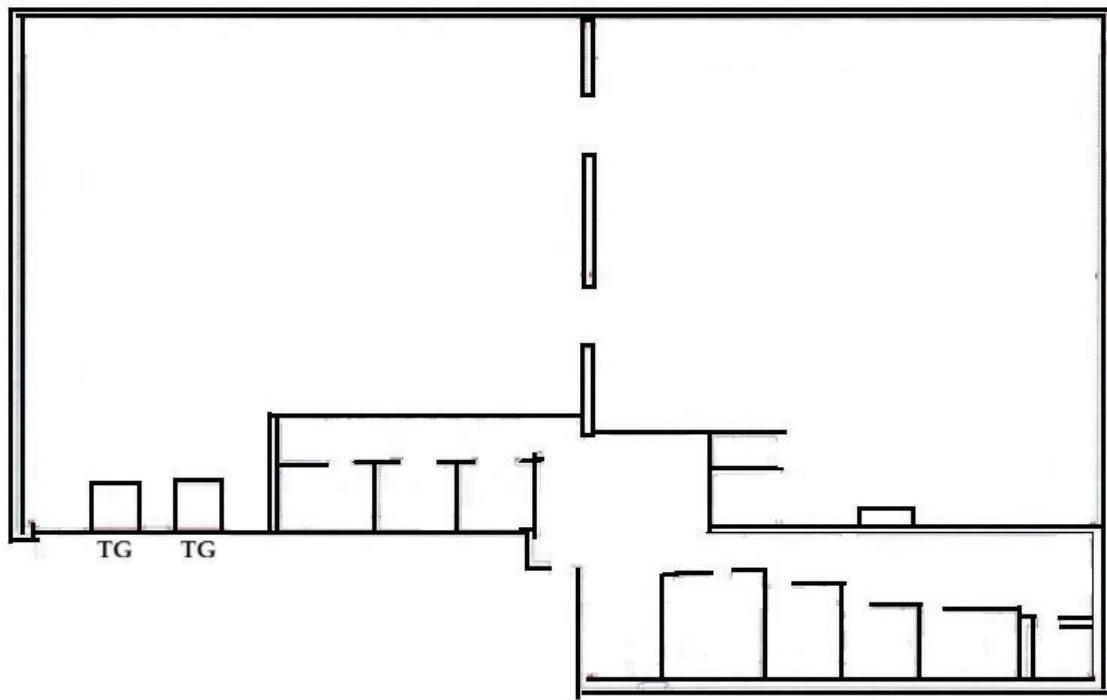


Recent Improvements Include:

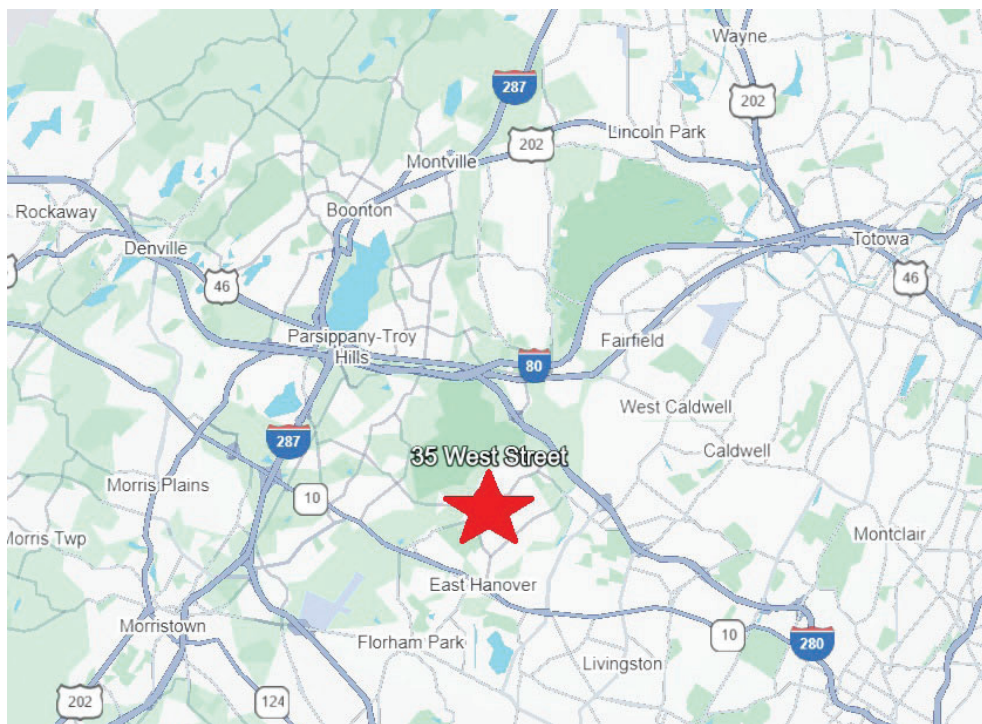
- New roof
- New HVAC
- New parking lot
- New building exterior
- All offices to be refreshed

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

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Ownership:



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