

7 FRONTAGE RD

UNION TOWNSHIP, NJ 08809

AVAILABLE FOR LEASE

- 47,000 SF INDUSTRIAL BLDG. ON 15.68 ACRES
- +/- 11 ACRES OF OUTDOOR STORAGE OR TRAILER PARKING
- 30' CLEAR WAREHOUSE
- YARD IS LEVEL & STABLE
- IDEAL ACCESS & VISIBILITY FROM RT 78
- 45 MILES FROM PORT NEWARK

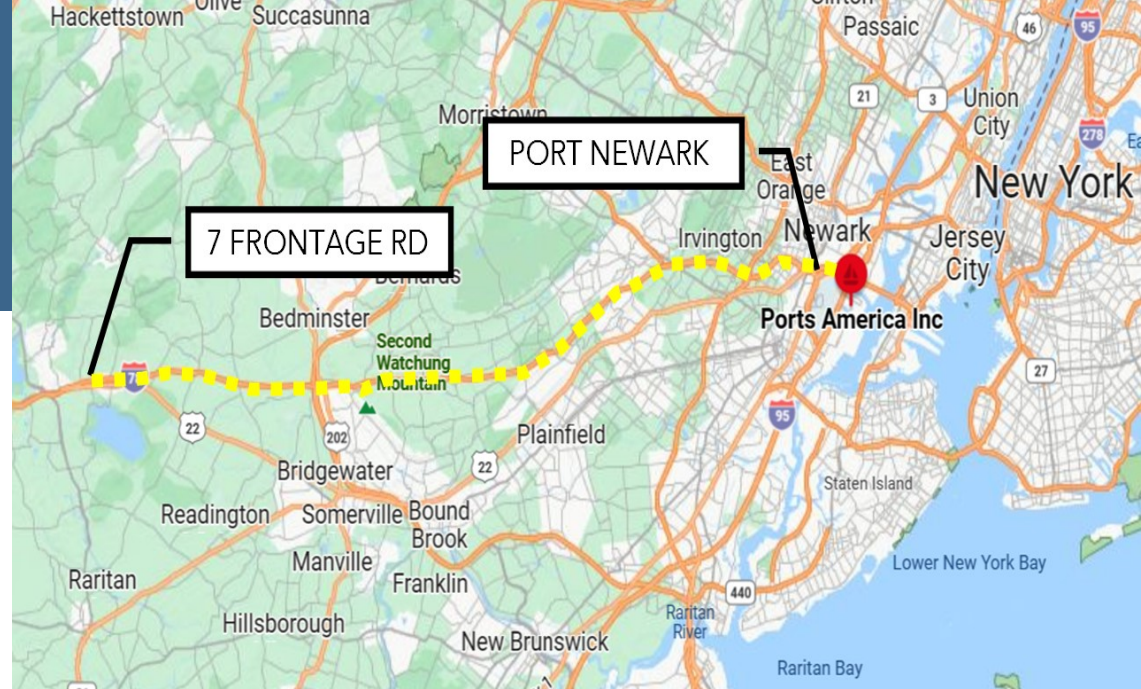
IOS @ \$6,500/MONTH/ACRE

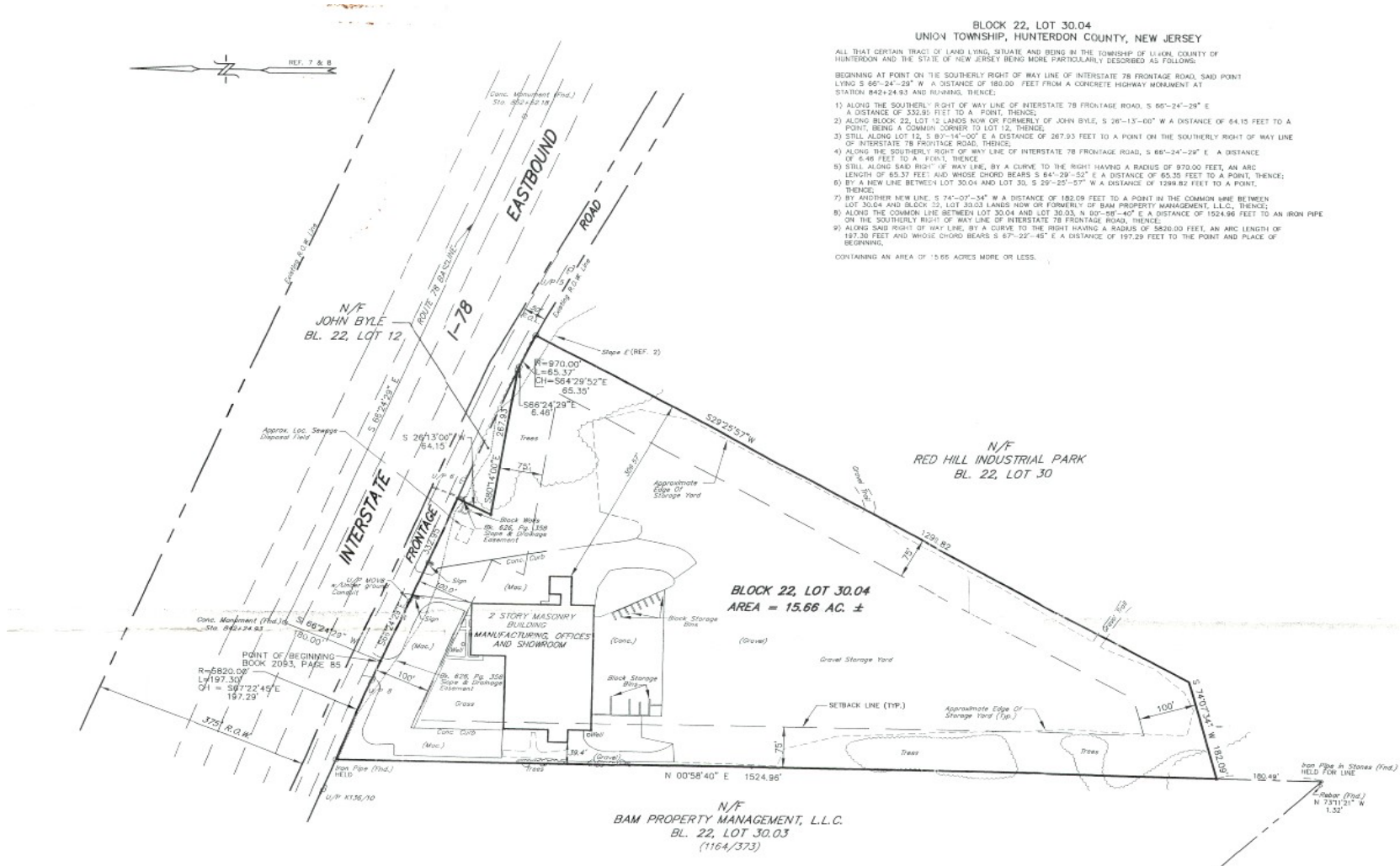
BUILDING @ \$12 NNN

Lance Bram
COMMERCIAL BROKERAGE
www.lancebram.com

JOE D'AGOSTINO 732.690.6339 JOE@LANCEBRAM.COM

This information has been secured from sources we believe to be reliable. Accordingly, no warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same submitted to errors, omissions, change of price, rental or other conditions, withdrawal notice, and to any special listing conditions imposed by our principals.





BLOCK 22, LOT 30.04
UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

ALL THAT CERTAIN TRACT OF LAND LYING, SITUATE AND BEING IN THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON AND THE STATE OF NEW JERSEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 78 FRONTAGE ROAD, SAID POINT LYING S 66°24'-29" W A DISTANCE OF 180.00 FEET FROM A CONCRETE HIGHWAY MONUMENT AT STATION 842+24.93 AND RUNNINGS, THENCE:

- 1) ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 78 FRONTAGE ROAD, S 66°24'-29" E A DISTANCE OF 332.90 FEET TO A POINT, THENCE;
- 2) ALONG BLOCK 22, LOT 12 LANDS NOW OR FORMERLY OF JOHN BYLE, S 26°13'-00" W A DISTANCE OF 64.15 FEET TO A POINT, BEING A COMMON CORNER TO LOT 12, THENCE;
- 3) STILL ALONG LOT 12, S 87°14'-00" E A DISTANCE OF 267.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 78 FRONTAGE ROAD, THENCE;
- 4) ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 78 FRONTAGE ROAD, S 66°24'-29" E A DISTANCE OF 4.48 FEET TO A POINT, THENCE;
- 5) STILL ALONG SAID RIGHT OF WAY LINE, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, AN ARC LENGTH OF 60.37 FEET AND WHOSE CHORD BEARS S 64°29'-52" E A DISTANCE OF 60.35 FEET TO A POINT, THENCE;
- 6) BY A NEW LINE BETWEEN LOT 30.04 AND LOT 30, S 29°25'-57" W A DISTANCE OF 1398.92 FEET TO A POINT, THENCE;
- 7) BY ANOTHER NEW LINE, S 74°-07'-34" W A DISTANCE OF 182.09 FEET TO A POINT IN THE COMMON LINE BETWEEN LOT 30.04 AND BLOCK 22, LOT 30.03 LANDS NOW OR FORMERLY OF BAM PROPERTY MANAGEMENT, L.L.C., THENCE;
- 8) ALONG THE COMMON LINE BETWEEN LOT 30.04 AND LOT 30.03, N 00°-58'-40" E A DISTANCE OF 1524.96 FEET TO AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 78 FRONTAGE ROAD, THENCE;
- 9) ALONG SAID RIGHT OF WAY LINE, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 5820.00 FEET, AN ARC LENGTH OF 187.30 FEET AND WHOSE CHORD BEARS S 87°-22'-45" E A DISTANCE OF 197.29 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING AN AREA OF 15.66 ACRES MORE OR LESS.

JOE D'AGOSTINO 732.690.6339 JOE@LANCEBRAM.COM

This information has been secured from sources we believe to be reliable. Accordingly, no warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same submitted to errors, omissions, change of price, rental or other conditions, withdrawal notice, and to any special listing conditions imposed by our principals.

7 FRONTAGE RD UNION TOWNSHIP, NJ 08809

Lance Bram
COMMERCIAL BROKERAGE
www.lancebram.com



JOE D'AGOSTINO 732.690.6339 JOE@LANCEBRAM.COM

This information has been secured from sources we believe to be reliable. Accordingly, no warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same submitted to errors, omissions, change of price, rental or other conditions, withdrawal notice, and to any special listing conditions imposed by our principals.