

# INDUSTRIAL BUILDING

AVAILABLE FOR SUBLEASE



## EXCLUSIVE BROKERS

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📍 **325 Division Street, Boonton, NJ**

**Sublease term through 2/29/28**



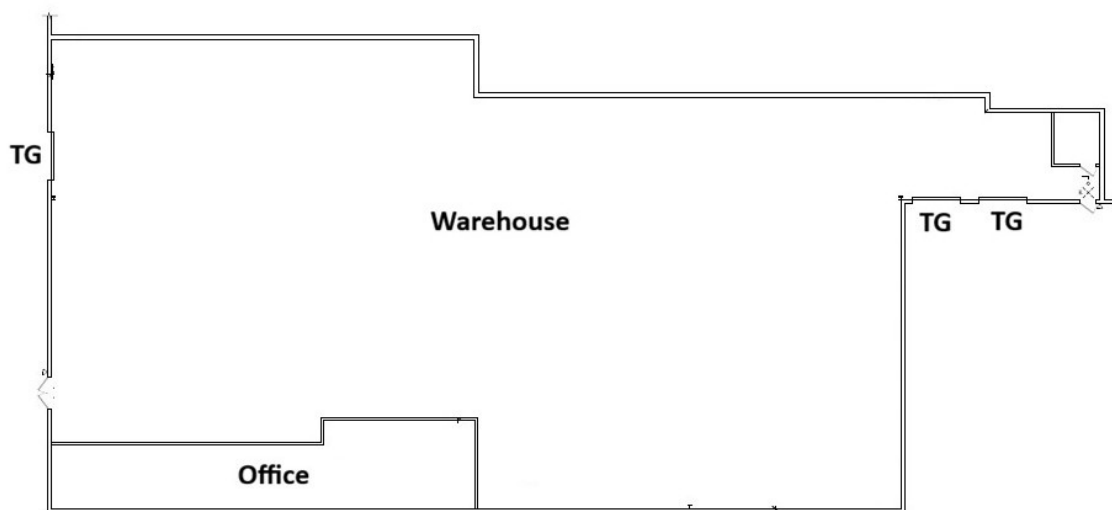
- Available Space: 15,000 SF
- Office Space: +/- 1,500 SF
- Ceiling Height: 22'
- Lease Rate: \$15.95 PSF NNN
- OPEX: \$2.50 PSF
- Loading: 3 Tailgates
- Sprinkler: Wet
- Heat: Gas

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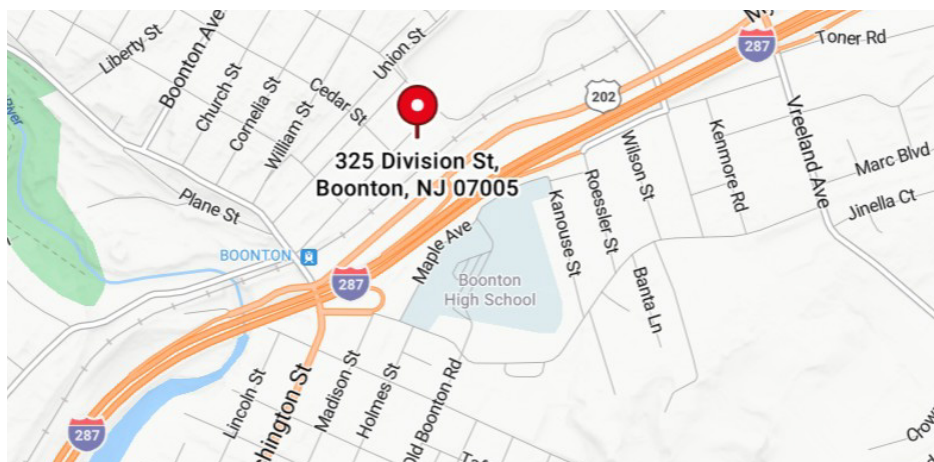
## Floor Plan



### Excellent Highway Access!

- I-287: 1.3 miles
- I-80: 5.4 miles
- US-46 & Garden State Parkway: within 30 minutes

**Ideal for:** Distribution, light industrial, or service operations



*For more information, please contact:*

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*Exclusive Leasing Agent:*

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