

±75,000 SF | ±9.3 Acres

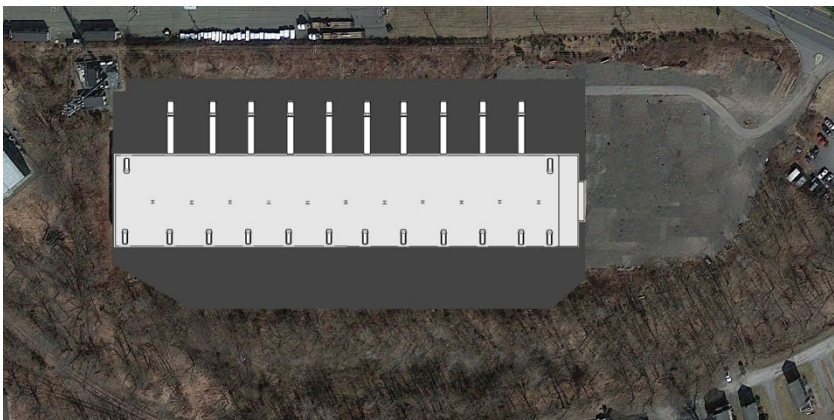
FOR SALE OR LEASE

FOR SALE or LEASE
±75,000 SF | ±9.3 Acres



Industrial site available for SALE or LEASE. Building is currently vacant and in shell condition. The site can be delivered as is or with turn-key buildout to desired specifications for Owner/User/Investor to purchase or Tenant to Lease.

The property is located on Route 31 South approximately 11 miles from Route 78 and 54 miles from the port of Newark.



PROPERTY SPECIFICATIONS

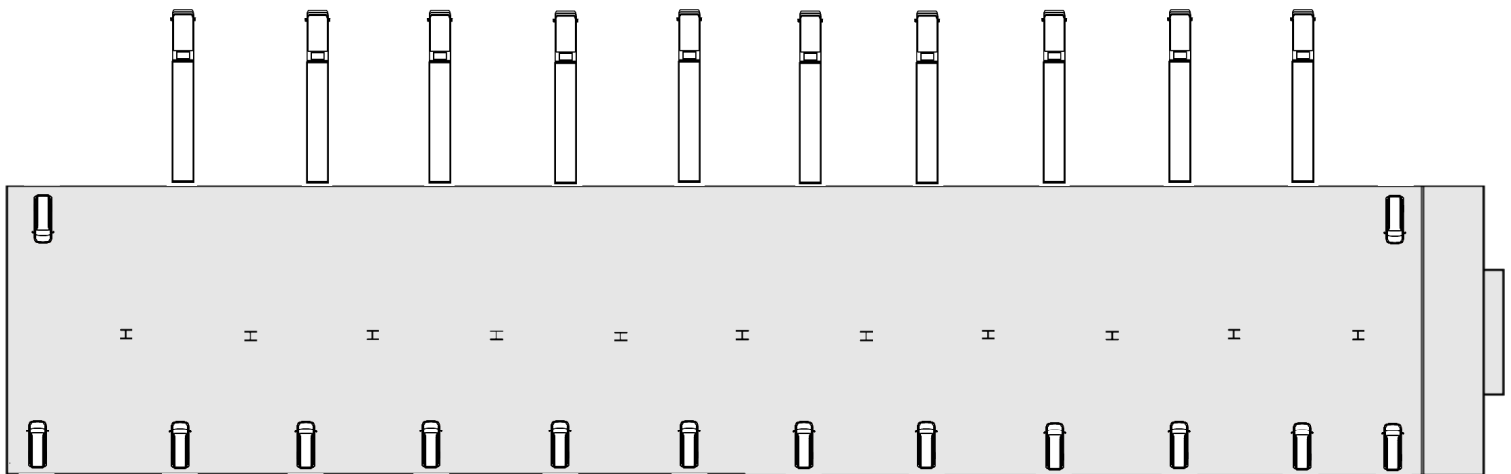
Building Size	±75,000 SF
Warehouse	±72,000 SF
Office	±3,000 SF
Ceiling	22'
Lot Size	±9.3 Acres

DEREK GEE
Sales Associate
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ROBERT ADAMS
Principal / Broker of Record
908.627.5400
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204 Passaic Ave Suite 1 | Fairfield, NJ 07004
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SINGLE OWNER USER / TENANT CONCEPT PLAN

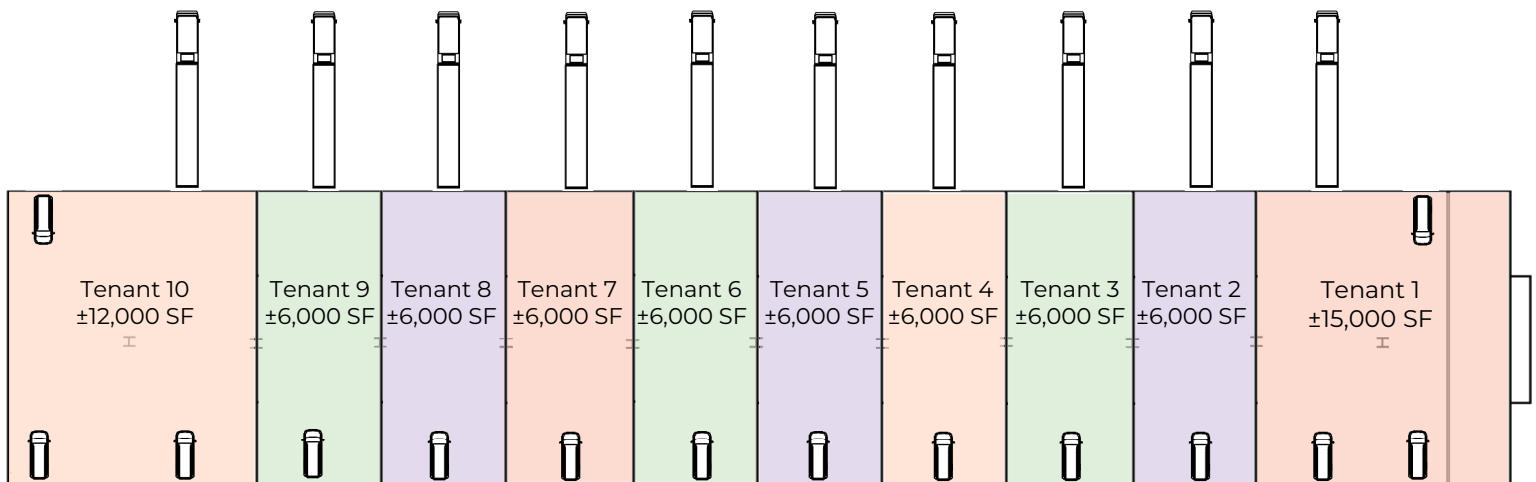


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MULTI-TENANT CONCEPT PLAN



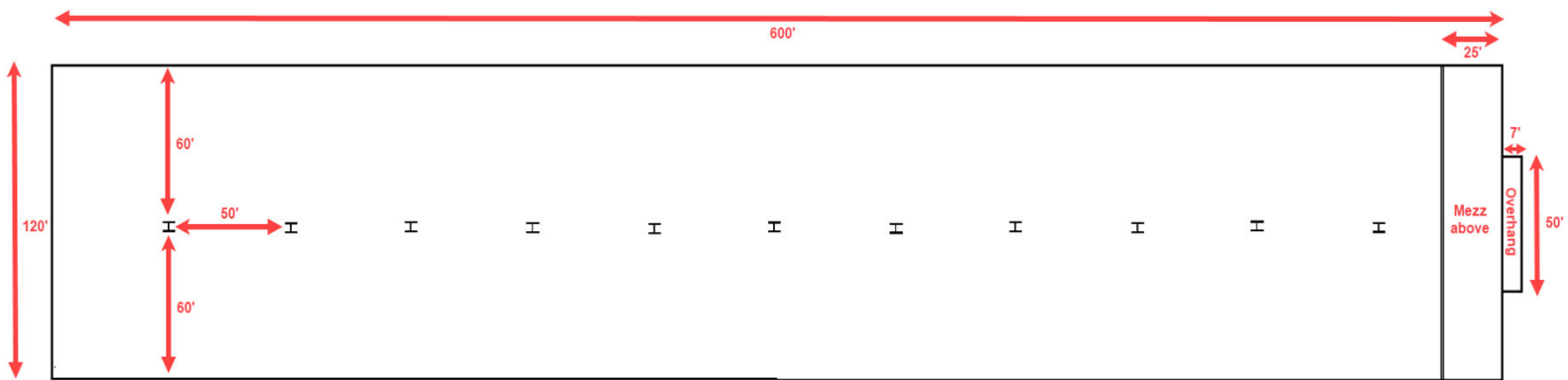
*Conceptual plan. Loading positions can be modified.

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CURRENT PLAN WITH DIMENSIONS



*Dimensions are approximate

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GARDEN
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93 ROUTE 31

Washington, NJ 07882

Tax Map

FOR SALE OR LEASE



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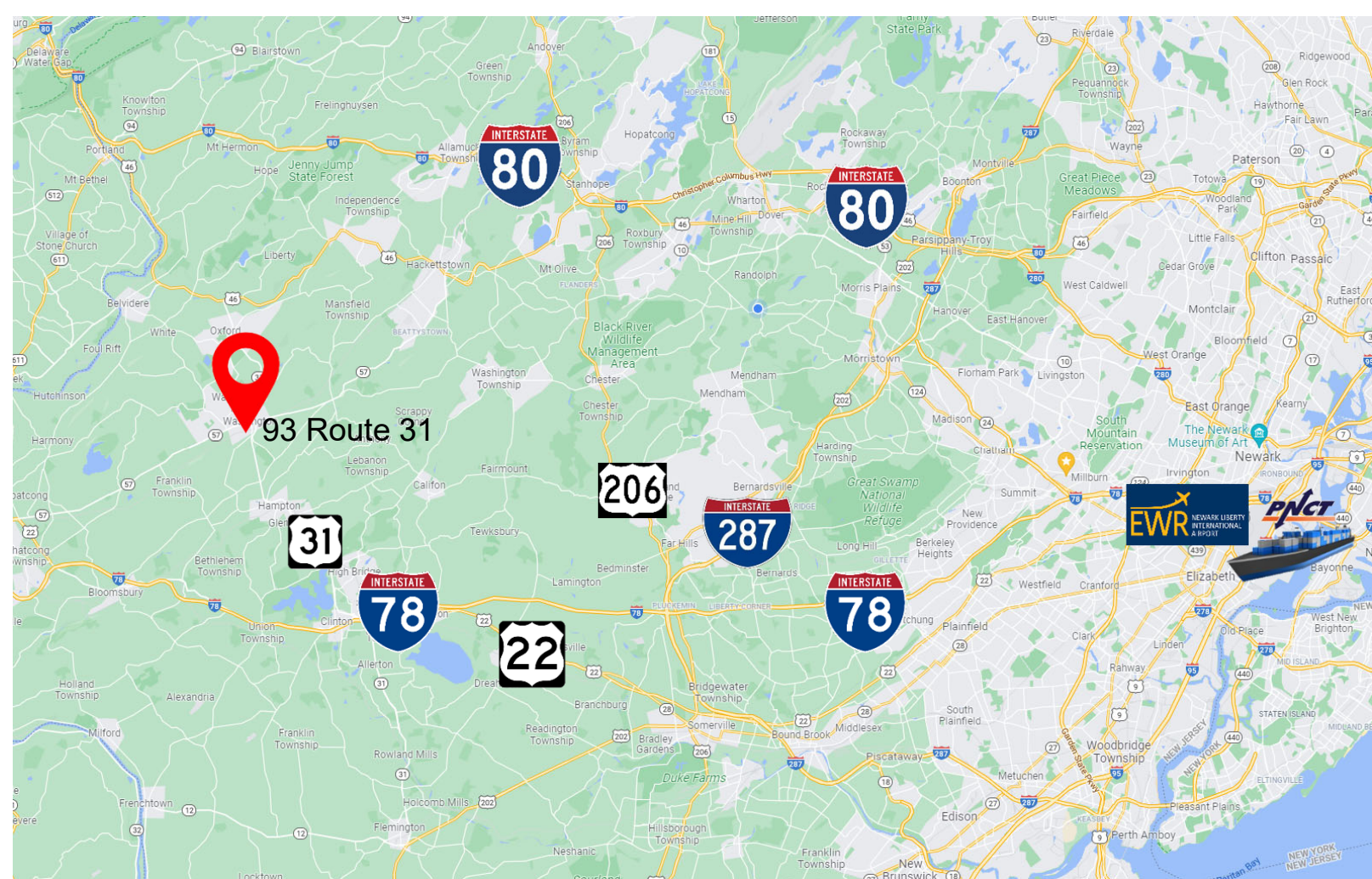
**GARDEN
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93 ROUTE 31

Washington, NJ 07882

Location

FOR SALE OR LEASE



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