

# FOR LEASE: 6,410 SF

## 58-60 S. Jefferson Road, Hanover, NJ

Exclusive Leasing Agent:



**Resource Realty**  
Corporate Real Estate Services

*35 Years of Dedication & Expertise*  
[www.resource-realty.com](http://www.resource-realty.com)

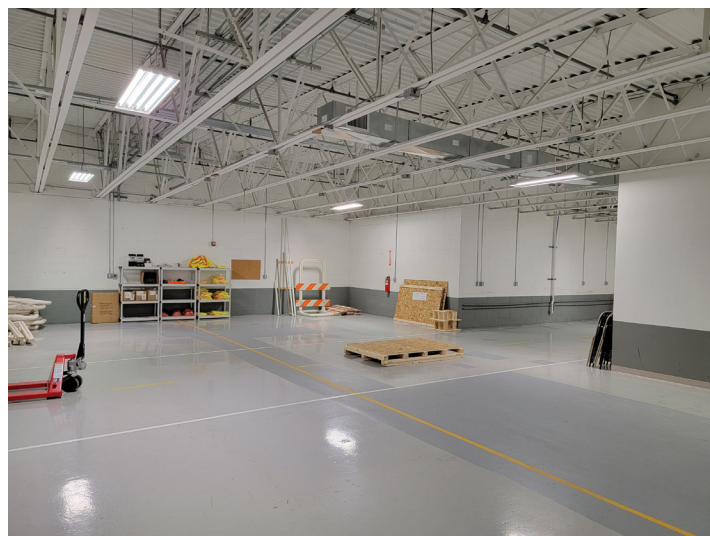
**Fully air-conditioned**



### PROPERTY SPECS:

**Available Space:** 6,410 SF divisible to 3,205 SF  
**Office Space:** ± 1,100 SF  
**Loading:** 2 Drive-in's  
**Clear Height:** 10' Clear  
**Heat:** Gas

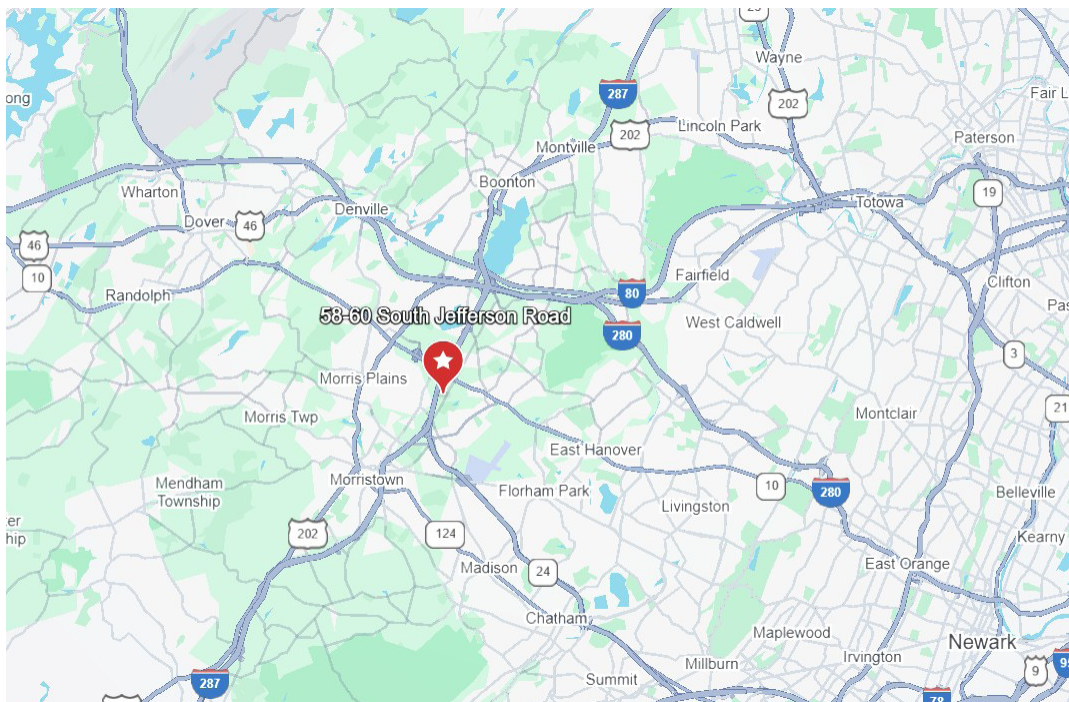
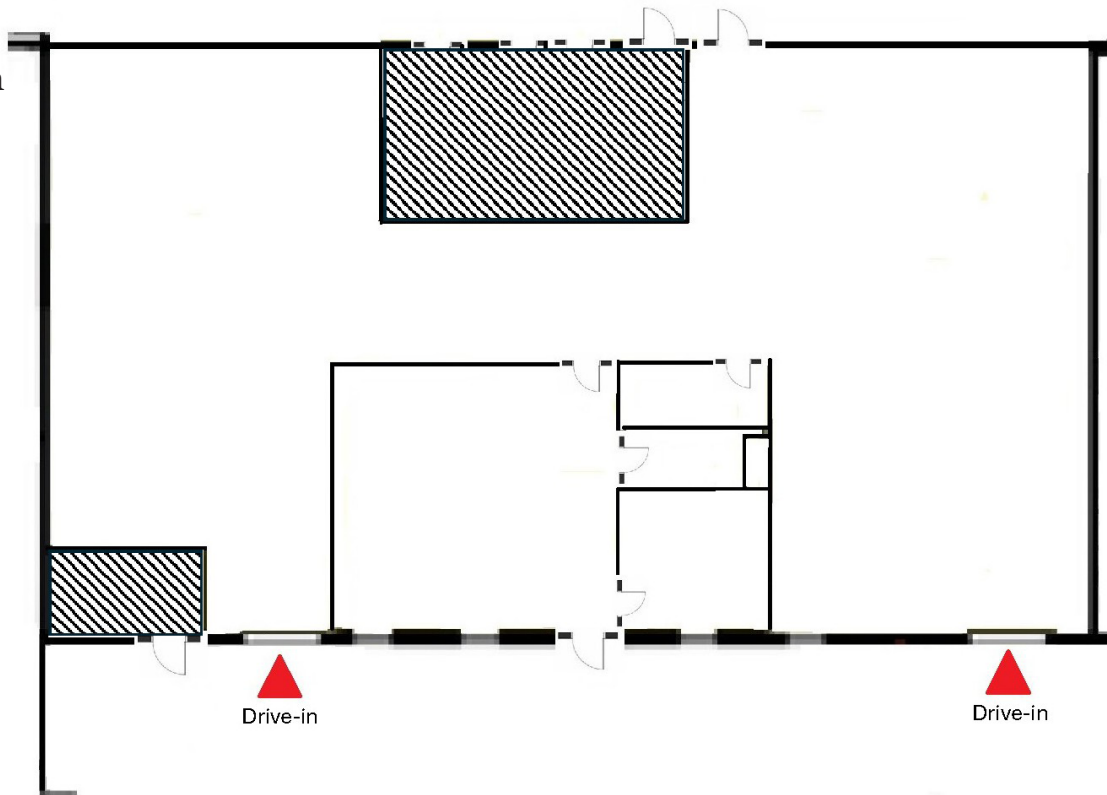
**Water/Sewer:** Municipal  
**Parking:** 3.0 per 1,000 SF  
**Lease Rate:** \$16.50 PSF NNN  
**OPEX:** ±\$4.25 PSF  
**Available:** Immediately



**Comments:** Great location with easy access to Routes 287, 80, 10, 46 & 280. Fully air-conditioned; epoxy floors



## Floor Plan



## Distances to Major Highways:

	Less than 1 mile
	1.5 miles
	2 miles
	5 miles

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