



10 INDEPENDENCE BOULEVARD

WARREN • NEW JERSEY

PROPERTY OVERVIEW



53,312 SF AVAILABLE FOR LEASE

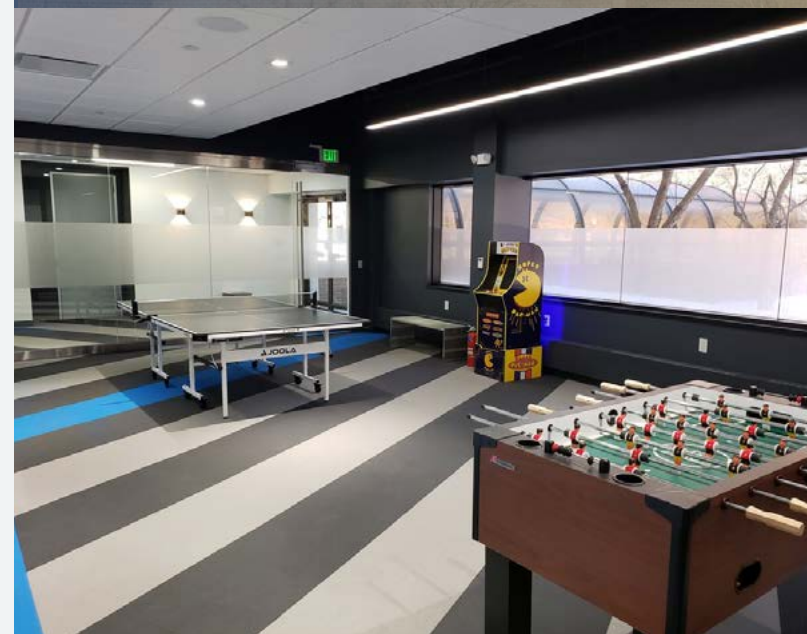
10 Independence Boulevard is a recently renovated Class A office building offering 53,312 SF across four stories. Located at Exit 33 off I-78 near the I-287 interchange, it boasts a modern 2-story atrium, updated common areas, and new amenities including a fitness center, conference center, tenant lounge, and EV charging stations. The building features advanced HVAC systems, 410 parking spaces, and enhanced security. With its strategic location and contemporary upgrades, it's an ideal choice for businesses seeking premium office space in a thriving corporate area.

AMENITIES

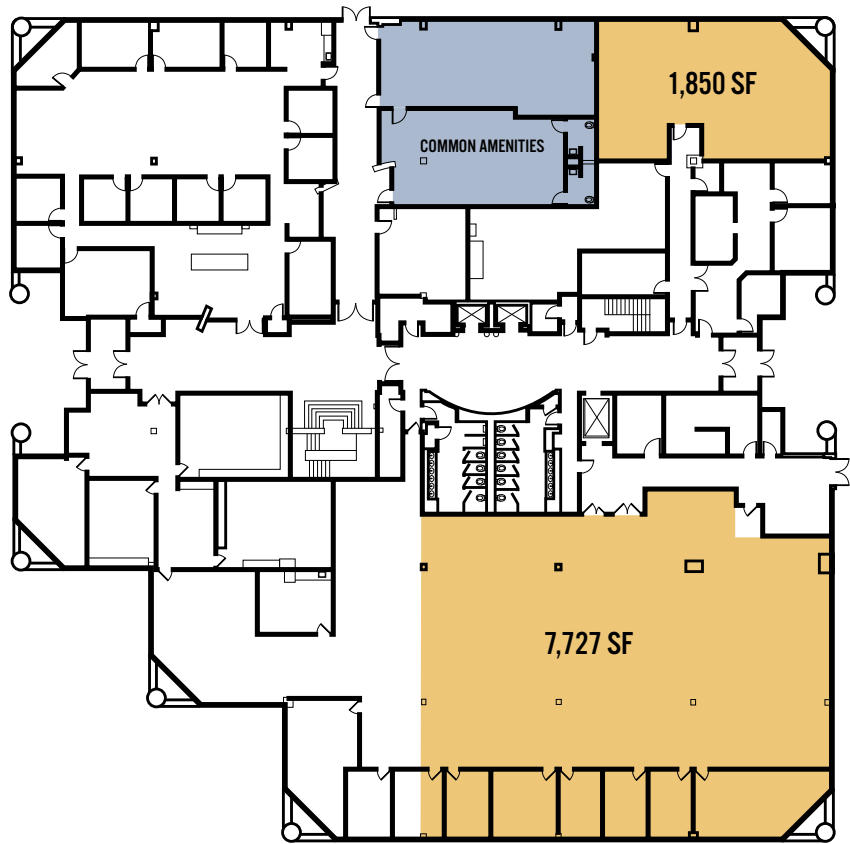
Fitness center



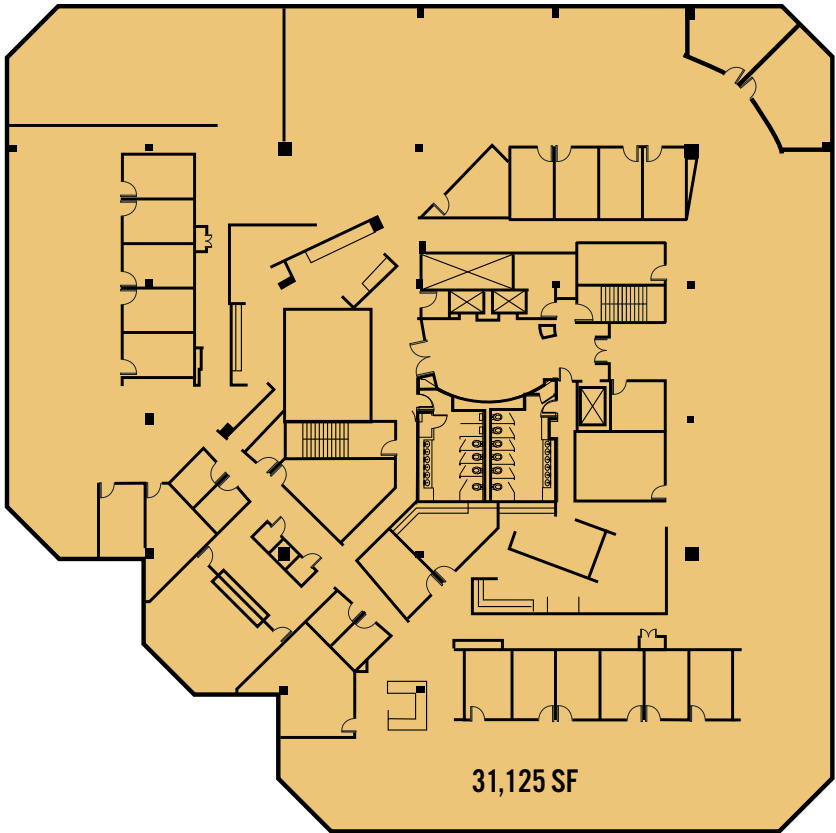
Expandable conference center and game room



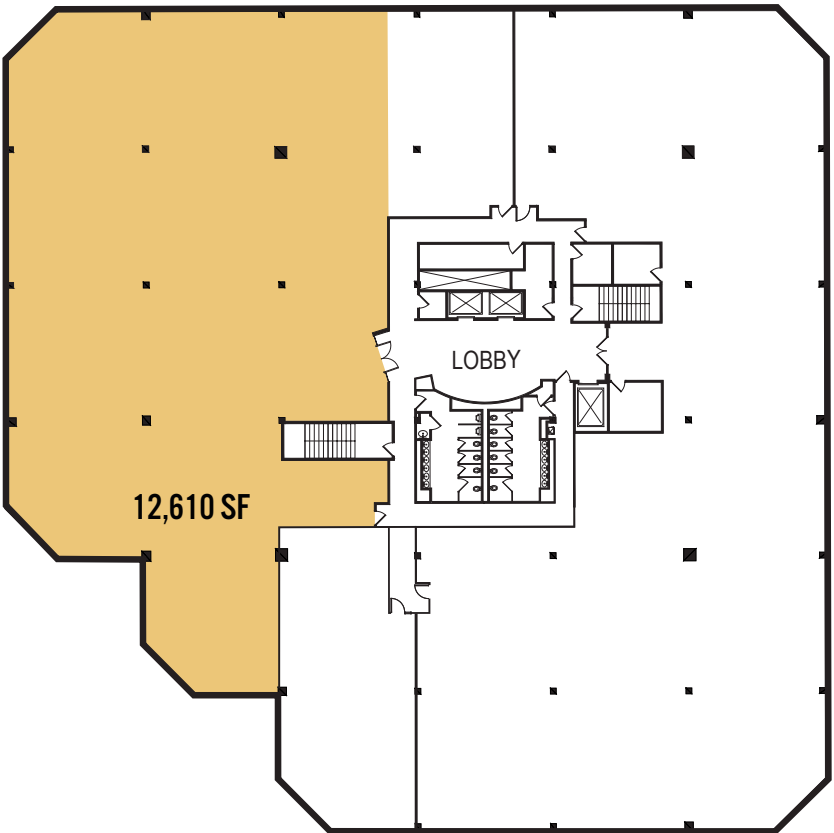
AVAILABILITIES



FIRST FLOOR
9,577 RSF



SECOND FLOOR
31,125 RSF



FOURTH FLOOR
12,610 RSF

LOCATION & AMENITIES



5 MILES TO DOWNTOWN BERNERDSVILLE
25 MILES TO EWR (27 MINS)
38 MILES TO NYC (42 MINS)

**10 INDEPENDENCE
BOULEVARD**
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RED OAK GRILLE &
NJ NATIONAL GOLF CLUB



THE HILLS VILLAGE CENTER

COLD STONE CREAMERY CVS pharmacy
verizon orange theory
SUBWAY HAND & STONE
Great Clips
KINGS STARBUCKS COFFEE

HIGHLAND VILLAGE

wine rack RITE AID
DUNKIN' DONUTS

RIVERWALK VILLAGE CENTER

3WEST RESTAURANT Millington Bank
SUPERCUTS the Y YWCA
URBAN TABLE STARBUCKS



TAPESTRY COLLECTION BY HILTON
DUNKIN' DONUTS
YELLA'S



7 ELEVEN Exxon

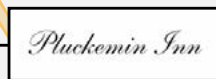


100 MARKET PLACE

CHIPOTLE CLUB PILATES Panera
CHASE verizon wireless

SOMERSET HILLS SHOPPING CENTER

FRESH MARKET BR
ups
The UPS Store DUNKIN' DONUTS





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