

For Sale

### **Specifications**

- 50,166 ±SF office | light industrial building
- 3.3 acres (Block 717, Lots 10 & 12)
- 100 parking spaces
- 12' 15'9" ceiling height
- Municipal water and sewer
- Gas & Electric is PSE&G
- 800 AMPS/480 Volts/3 phase &
  800 AMPS/240 Volts/3 phase
- Zoning is I-Industrial
- Real Estate Taxes \$112,400 (\$2.24 psf)

#### Location

- Close proximity to Routes 23, 80 & 46
- Accessible by NJ Transit Wayne station for bus & rail

# 50,166 ±SF

### 661 Route 23 Wayne, NJ

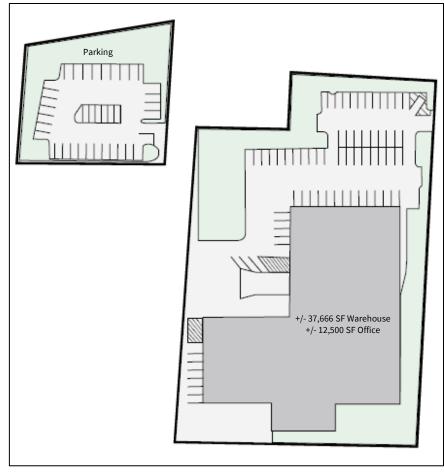
Howard Weinberg Managing Director +1 201 960 6201 howard.weinberg@am.jll.com



## 661 Route 23 | Wayne | NJ



Site Plan



©2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.