



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

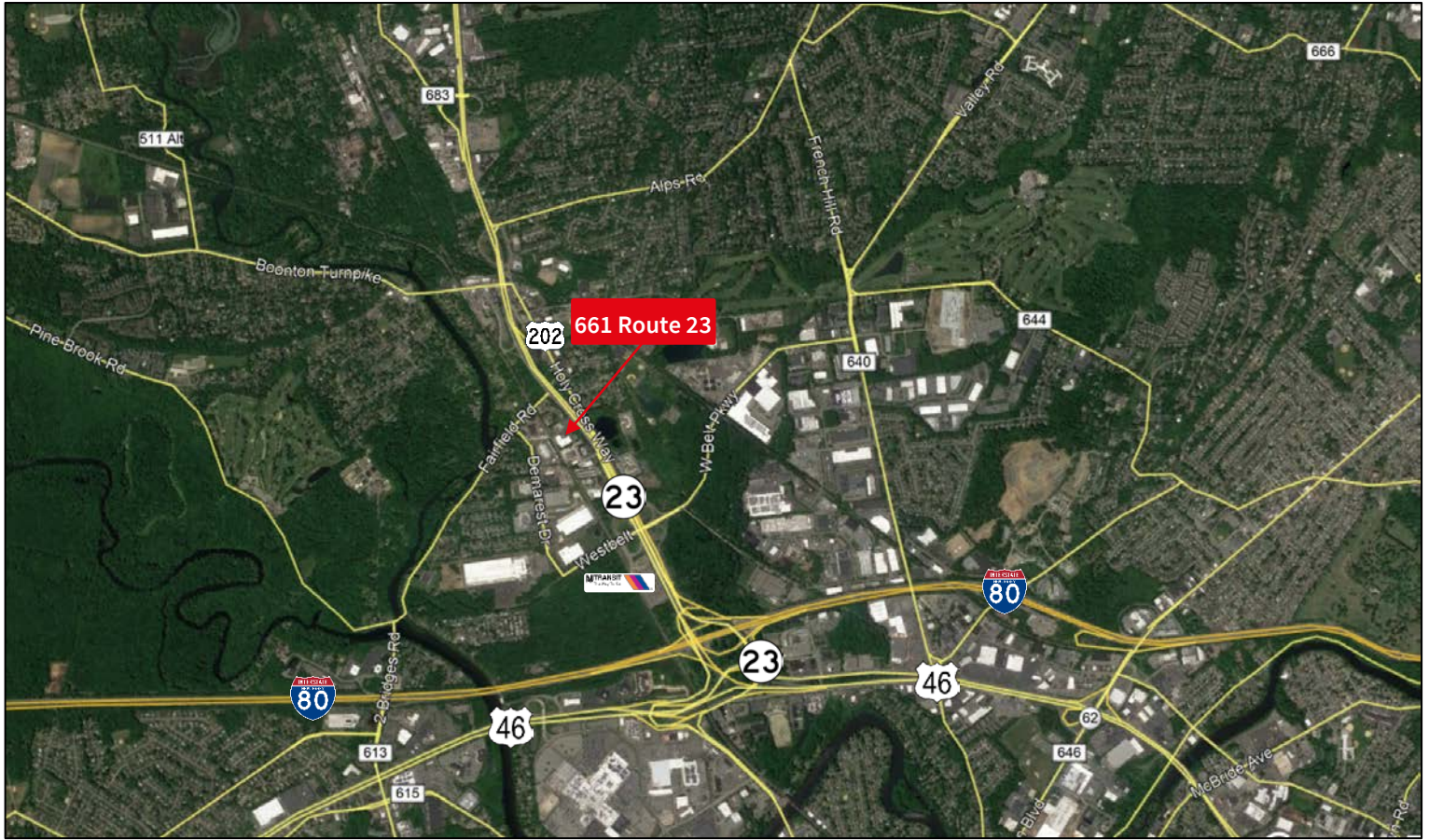
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Site Plan

