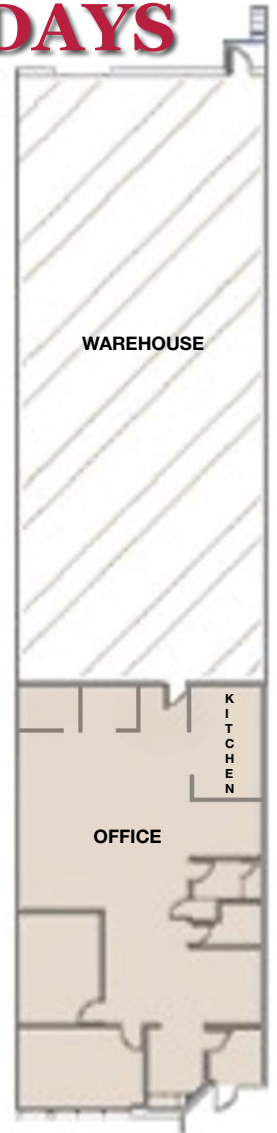


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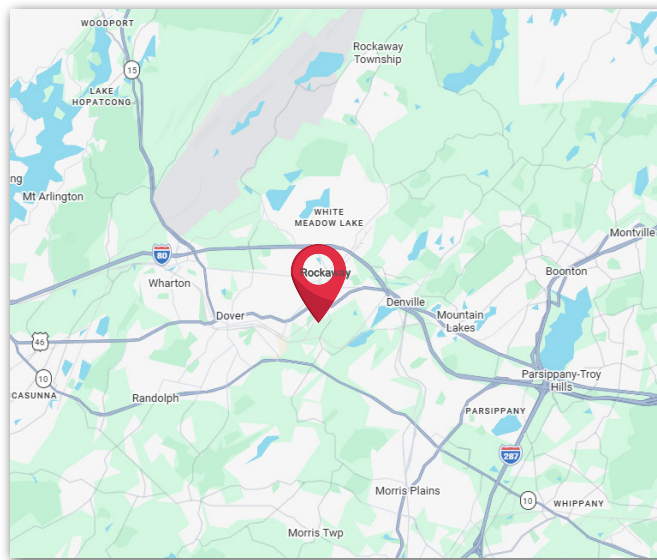


## FOR LEASE - AVAILABLE IN 30-60 DAYS



### PROPERTY SPECS:

**Property Type:** Industrial  
**Available Space:** 5,400 SF  
**Office Area:** +/- 1,700 SF  
**Asking Price:** \$17.75 PSF NNN  
**OPEX:** +/- \$4.30 PSF  
**Ceiling Height:** 22' clear  
**Loading:** 1 Tailgate (14'x8')  
**Power:** 400 Amps / 480V  
**Utilities:** Separately metered  
**Columns:** Clear span  
**Zone:** HTLI (High Tech/Light Industrial)



*Located right off of 46 and close to Routes 80 and 10.*

For more information, please call our office at 973-299-0900 or contact:

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