

INDUSTRIAL SPACE FOR SUBLEASE

102 IRON MOUNTAIN ROAD - UNIT E, MINE HILL, NJ 07803

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



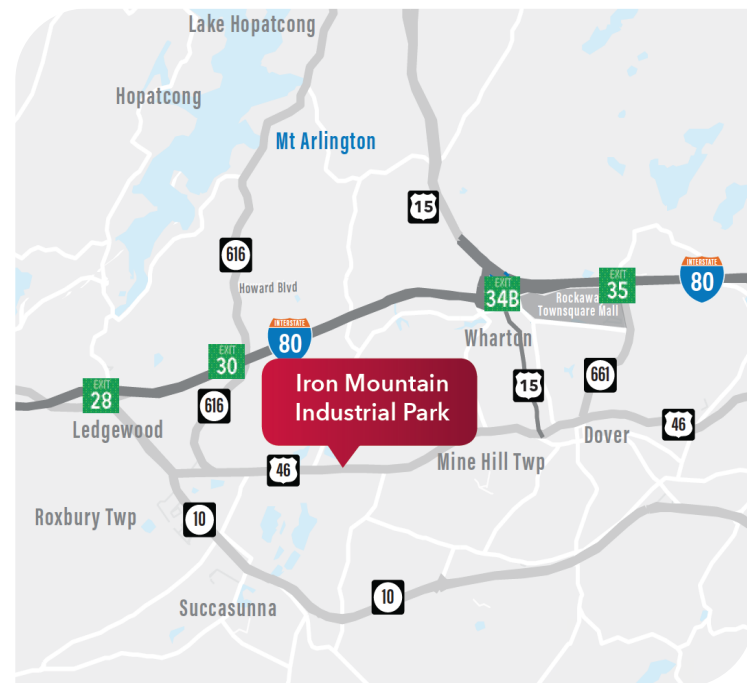
PROPERTY OVERVIEW

AVAILABLE SF:	7,753 SF
OFFICE SF:	369 SF
CEILING HEIGHT:	25'
LOADING:	1 Loading Dock
BUILDING SF:	87,774 SF (On 9.18 Acres)
UTILITIES:	City water and septic
TAXES & CAM:	\$3.00 PSF
AVAILABILITY:	Immediate

COMMENTS:

- Sublease Term: Through 9/30/2026
- Column-free unit
- Zoning ED - Broad range of industrial uses permitted including warehousing, manufacturing, recreation, outside storage, red label, etc.

MAP



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Lori Zuck
lori.zuck@lee-associates.com
C 201.259.8888

Jeff Furey
jeffrey.furey@lee-associates.com
C 609.915.1285

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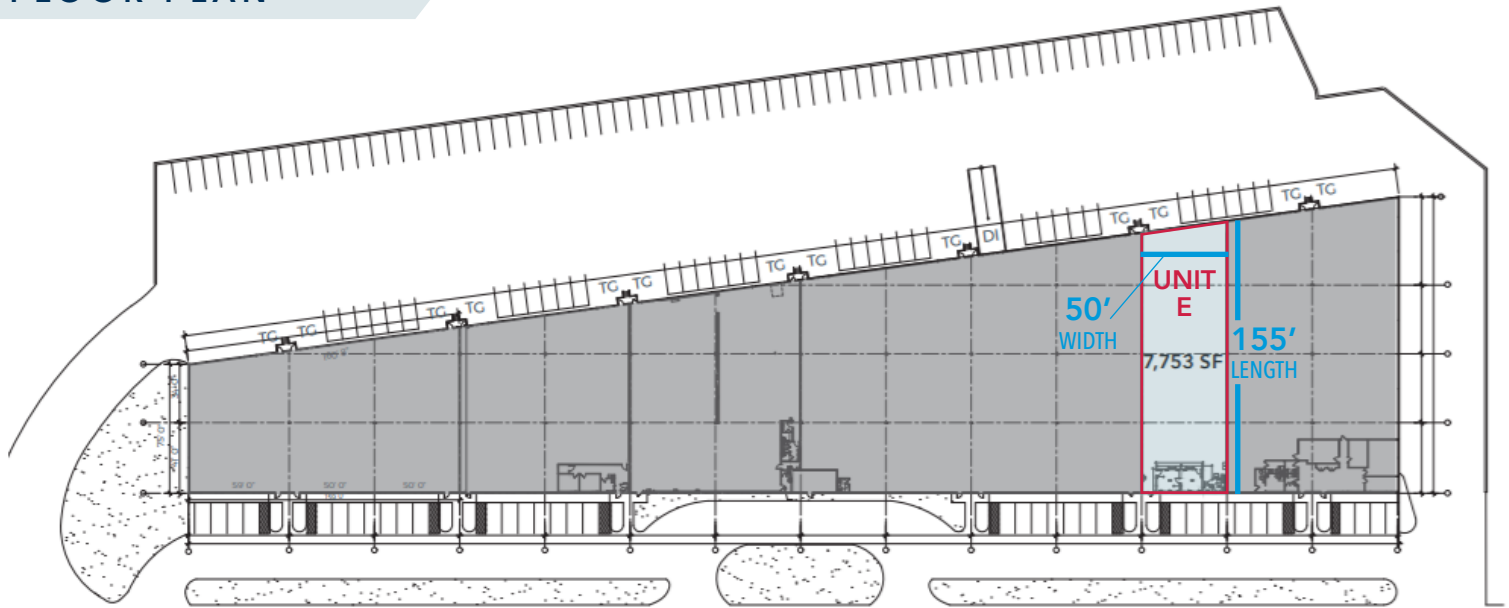
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FLOOR PLAN



AERIAL VIEW



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