

FOR LEASE: 6,646 SF 85 FULTON STREET BOONTON, NJ



PROPERTY SPECS:

Available Space: 6,646 SF
Office Area: ± 1,200 SF
Ceiling Height: 22' Clear
Loading: 1 Tailgate, 1 Drive-in
Utilities: Gas, City Water & Sewer

Reduced Lease Rate: **\$13.75 PSF NNN**
OPEX: ± \$4.25 PSF
Sprinkler: Wet System (ESFR)
Zone: I-I (Industrial) Permitted uses include warehouse/distribution/manufacturing/assembly, office/lab, and recreation.



Strategic location with quick access to Route 202, Route 46 and I-80. Less than 1 mile from I-287. Boonton train station is minutes away, providing direct access to NYC.

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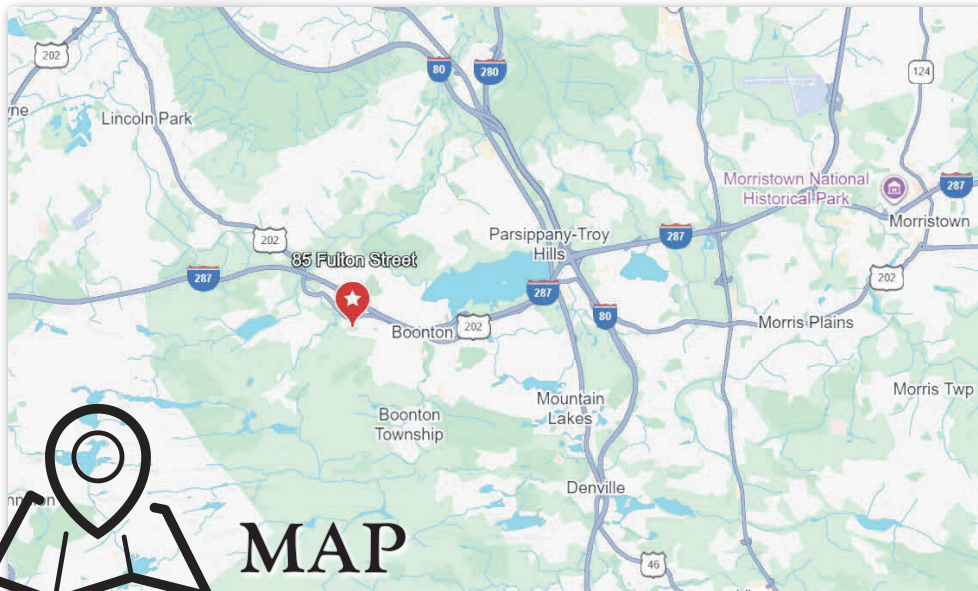
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FULTON STREET



LOADING





MAP

DISTANCES TO
MAJOR HIGHWAYS:

- I-287: .6 MILES
- ROUTE 202: .7 MILES
- ROUTE 46: 1 MILE
- I-80: 2.5 MILES

*For more information, please contact our office at 973-299-0900
or our Exclusive Broker:*

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