



WAREHOUSE FOR SUBLEASE

900 Hart Street, Rahway, NJ 07065

44,000 SF

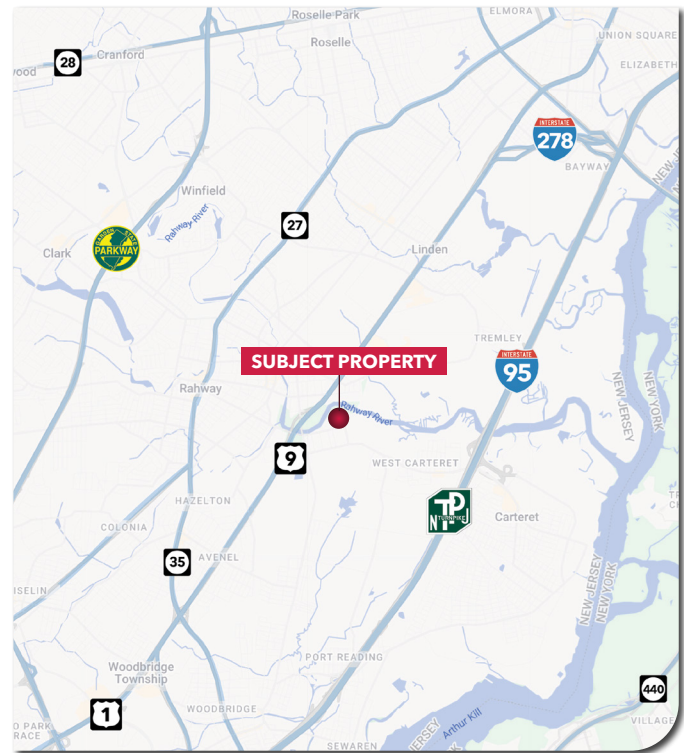


PERMITTED USES:

WAREHOUSE/DISTRIBUTION | LIGHT MANUFACTURING | RESEARCH LABORATORY

PROPERTY OVERVIEW

LAND AREA:	4.29 Acres
BUILDING SF:	88,000 SF
AVAILABLE SF:	44,000 SF
OFFICE SF:	8,000 SF
ASKING RATE:	Please call to inquire
OPEX:	\$4.40 PSF (Est.)
SUBLEASE EXPIRATION:	7/1/2028
LOADING DOCKS:	4
DRIVE-INS:	1
CEILING HEIGHT:	22'
COLUMN SPACING:	30' x 40' / 40' x 40'
PARKING:	49 Surface spaces
SPRINKLER:	Wet system
POWER:	1,200 Amps
ZONING:	IL- Light Industrial



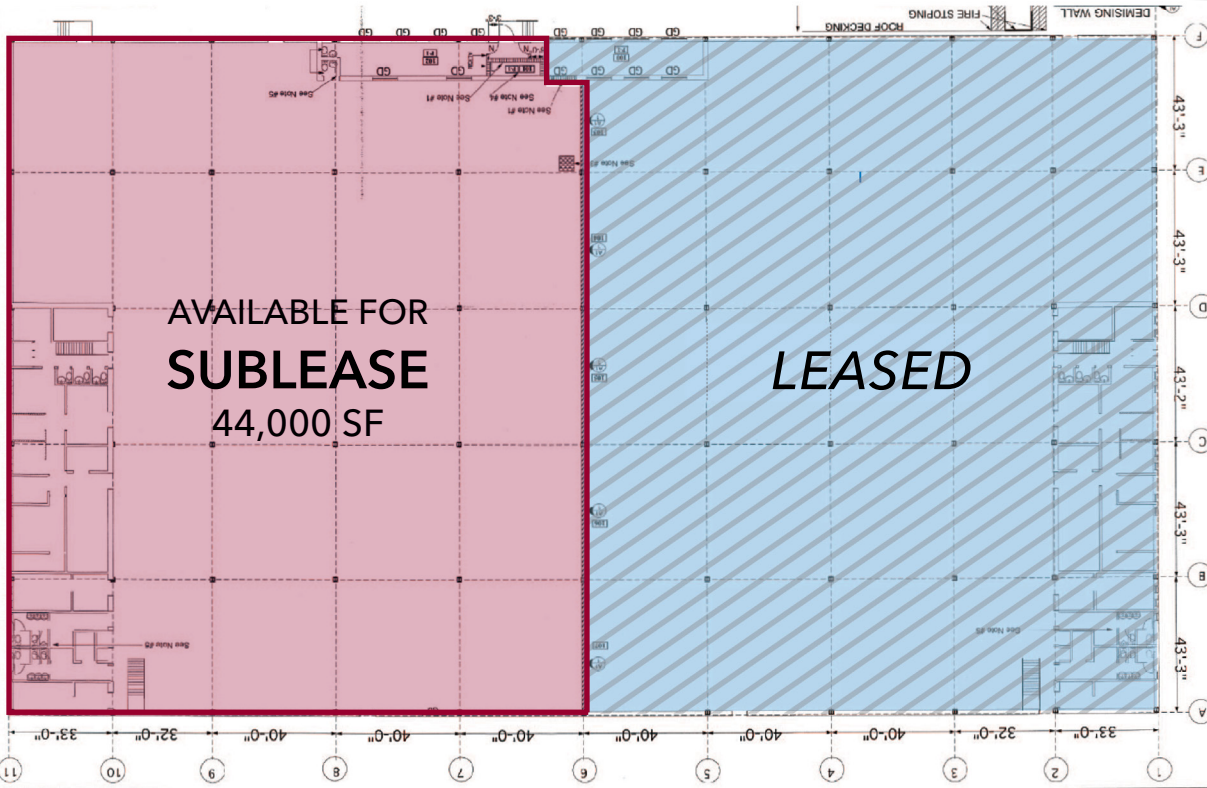


LEE & ASSOCIATES

WAREHOUSE FOR SUBLEASE

900 Hart Street, Rahway, NJ 07065

44,000 SF



HIGHWAY ACCESS TO:

- NJ TURNPIKE (I-95)
- GARDEN STATE PARKWAY
- ROUTES 1 & 9

CLOSE PROXIMITY TO:

- NJ TURNPIKE EXIT 12 2 miles
- RAHWAY TRAIN STATION 3 miles
- PORT NEWARK 5 miles

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Alex Previdi
 aprevidi@lee-associates.com
 C 973.699.4008

Joe Komitor
 jkomitor@lee-associates.com
 C 347.684.4300

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.