



LEE & ASSOCIATES

WAREHOUSE FOR SUBLEASE

900 Hart Street, Rahway, NJ 07065

44,000 SF

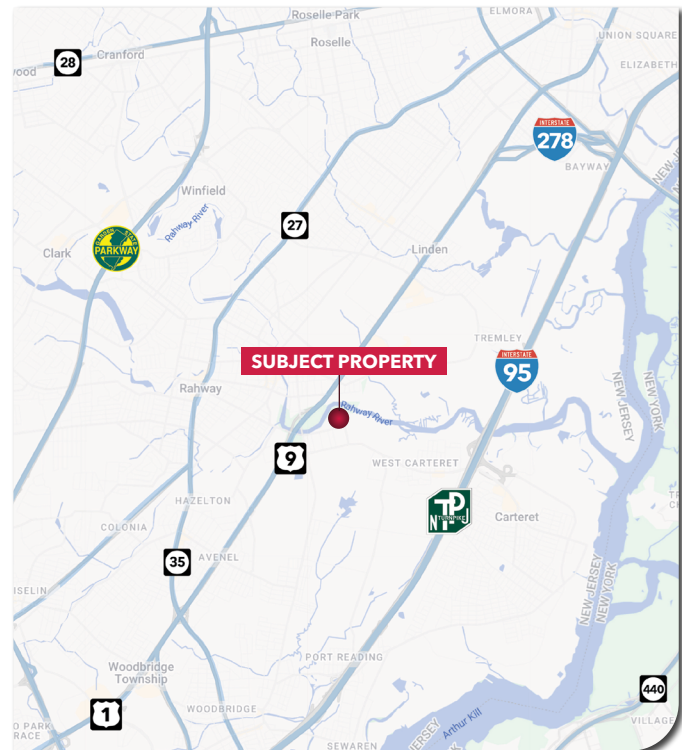


PERMITTED USES:

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



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COMMERCIAL REAL ESTATE SERVICES



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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:

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