



FOR LEASE:12,000SF
34 DEFOREST AVENUE
EAST HANOVER, NJ

SiteSearch of NJ
Daniel Ackerman
908-451-4422

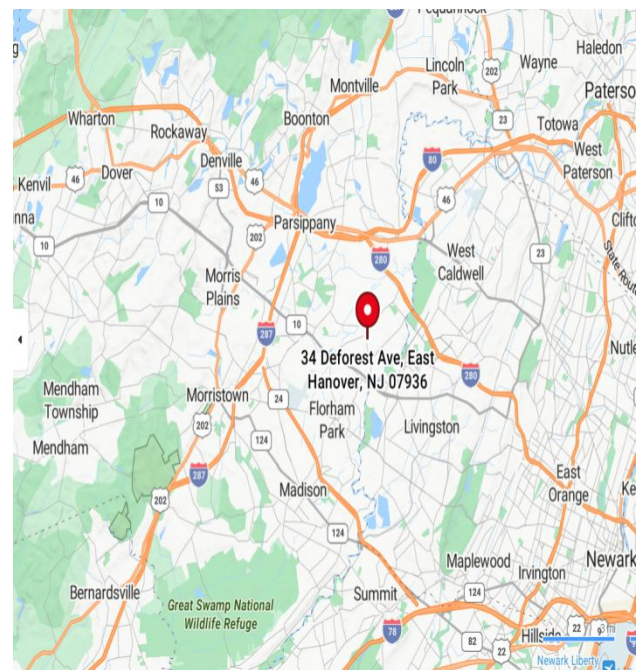


PROPERTY SPECS :

Total Available Space: 12,000 SF

1st Floor: 10,000 SF office, showroom, production, warehouse
2nd Floor: 2,000 SF
Access: 24/7 Use permitted
Roof: New Shingle Roof Installed 2023
Ceiling Height: 12' - '14, fully sprinklered
Loading: 2 Tailgate loading docks
Heavy Power: 120/240 V, 3-phase
HVAC: Fully Air Conditioned / Gas Heat
Lease Rate: Negotiable NNN
Availability: Immediately

MONUMENT SIGNAGE AVAILABLE



Quick access to routes 287,280,80,10,46,202,78,124,24

- Ideal space for assembly, packaging, lab, distribution, office and light industrial uses.
- Abundant natural light with operable windows in offices and production spaces.
- Facility was former food manufacturing operation with SQF(Safe Quality Food) certification.
- Tenant to have exclusive access to supplemental 2nd floor space.
- Nice suburban location with close proximity to shopping districts, police and fire departments located on the same street.
- Recent improvements include ground level floors polished, new operable office windows, parking lot being re-paved in fall, HVAC systems being upgraded, 5 bathrooms remodeled, new LED lighting inside and outside, recently upgraded video cameras covering all exterior areas.

For more information, please call our Exclusive Broker below:

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