FOR LEASE & POSSIBLE SALE

CLEAR SPAN WAREHOUSE

388 ROUTE 22 W WHITEHOUSE STATION, NJ

27,000 +/- SQ FT. CLEAR SPAN WAREHOUSE FOR LEASE

CONTACT EXCLUSIVE BROKER

Jason Levy

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L. Carton



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388 ROUTE 22 W. // whitehouse station , NJ

Team Resources, as exclusive agent, is pleased to present this warehouse unit of 27,000 +/- Sq. Ft. (Divisible to 9,000 sq. ft. units) on a 6.5 acre lot for lease and possible sale. Built in 1980, Renovated 2025. Owner using 38,000 sq. ft. for warehouse/office (3,000 +/- sq. ft office) /showroom: (6,000 +/- sq. ft.). Zoned: B & RR (Business & Rural Residential).



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Property Description

Available Space:	27,000 +/- sq. ft. (Divisible)
Building Size:	65,000 +/- sq. ft.
Acreage:	6.5 acres
Ceiling Height:	26' clear
Loading Doors:	4 shared loading doors
Parking:	28 cars
Sprinklers:	ESFR
Power:	600 amps
Lease/CAM Price:	\$14.00 psf Net / \$3.25 psf
	(\$9.95 NNN 1 st year)
Sale Price:	Call for details
Occupancy:	Immediate

OWNER WILL CONSIDER SALE OF PROPERTY



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All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are *urged* to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commission due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

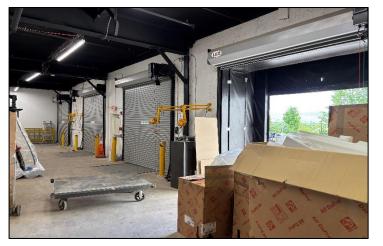
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