

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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jlevy@teamresourcesinc.com

Jeff Fulton

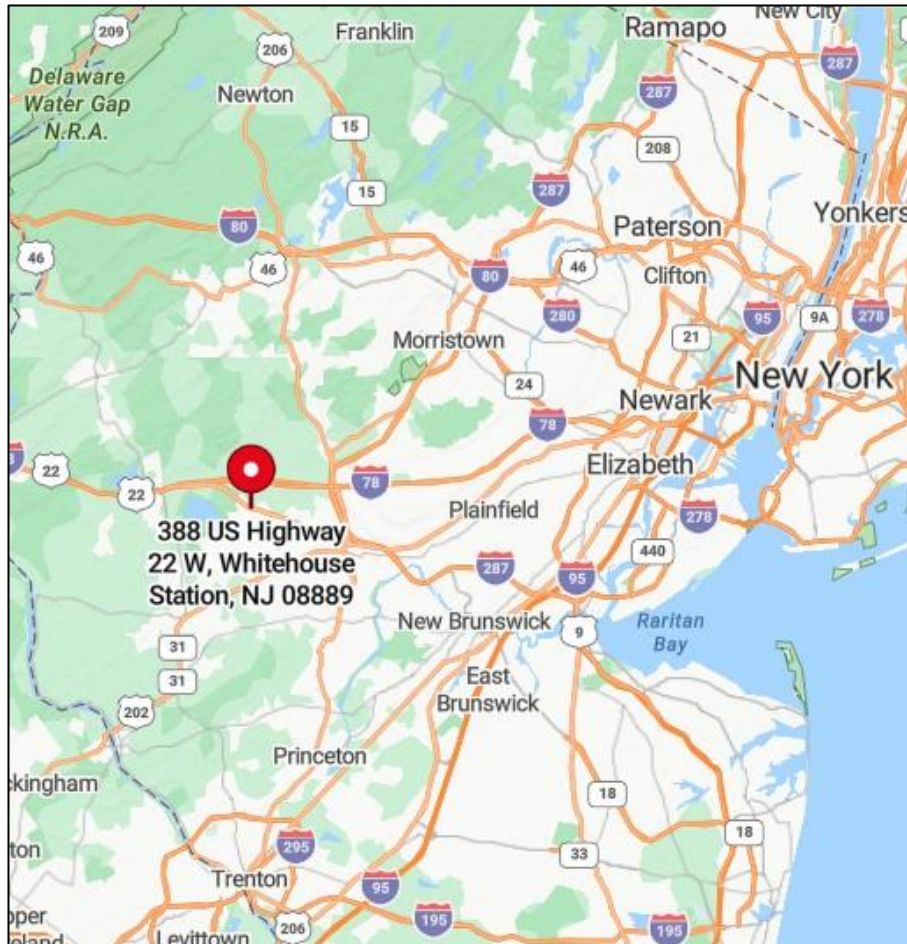
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Team Resources, as exclusive agent, is pleased to present this warehouse unit of 27,000 +/- Sq. Ft. (Divisible to 9,000 sq. ft. units) on a 6.5 acre lot for lease and possible sale. Built in 1980, Renovated 2025. Owner using 38,000 sq. ft. for warehouse/office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



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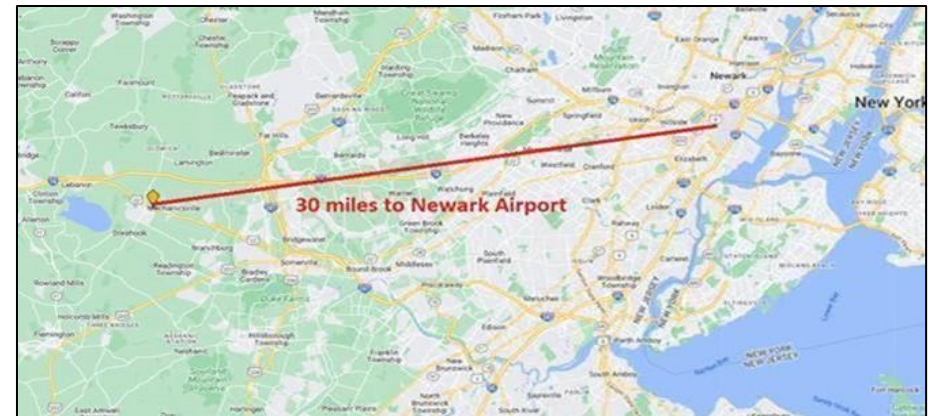
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Property Description

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 1st year)
Sale Price:	Call for details
Occupancy:	Immediate

OWNER WILL CONSIDER SALE OF PROPERTY



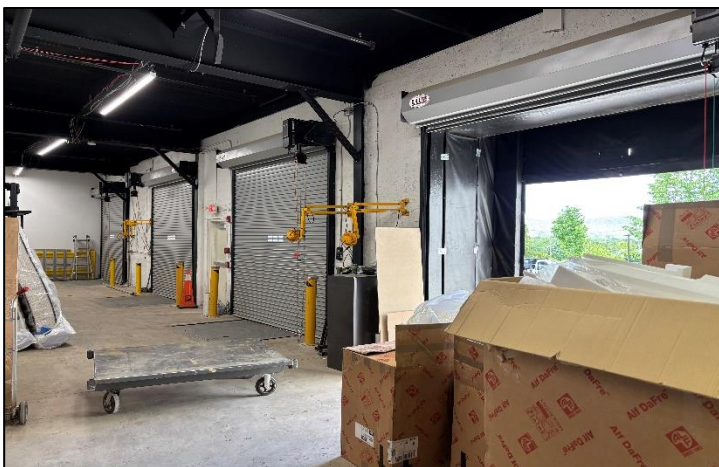
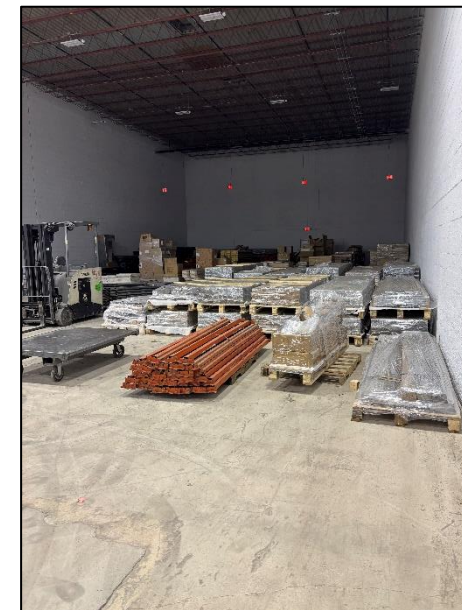
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