

FOR SALE or LEASE: 63,000 +/- SQ. FT.

**CLEAR SPAN
WAREHOUSE**

**388 ROUTE 22 W
WHITEHOUSE STATION, NJ**

Own a Prime Route 22 West Commercial Property!

CONTACT EXCLUSIVE BROKER

Jason Levy

Mobile (201) 665 - 2702

jlevy@teamresourcesinc.com

Jeff Fulton

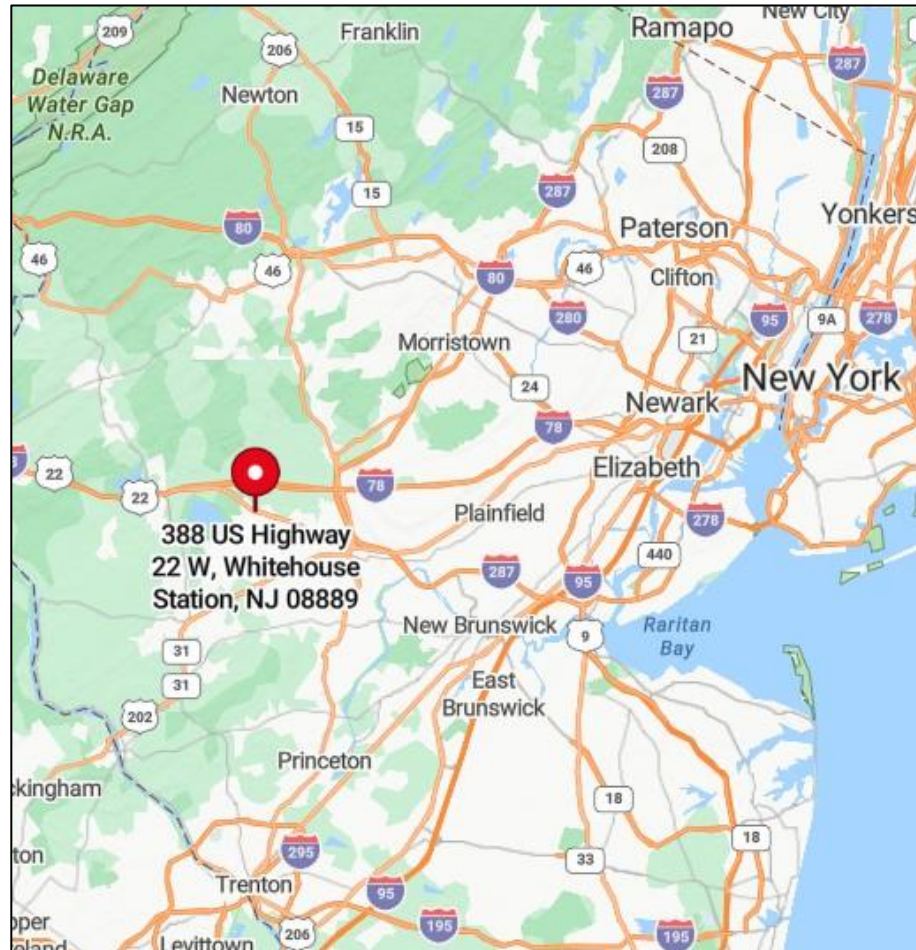
Mobile: (201) 362 - 1015

jfulton@teamresourcesinc.com



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Team Resources, as exclusive agent, is pleased to present this 63,000 +/- sq. ft. property on a 5.82 acre lot for sale or lease (divisible). Built in 1980, Renovated 2025 this property is ideal for furniture, home goods and service related businesses.. Zoned: B & RR (Business & Rural Residential).



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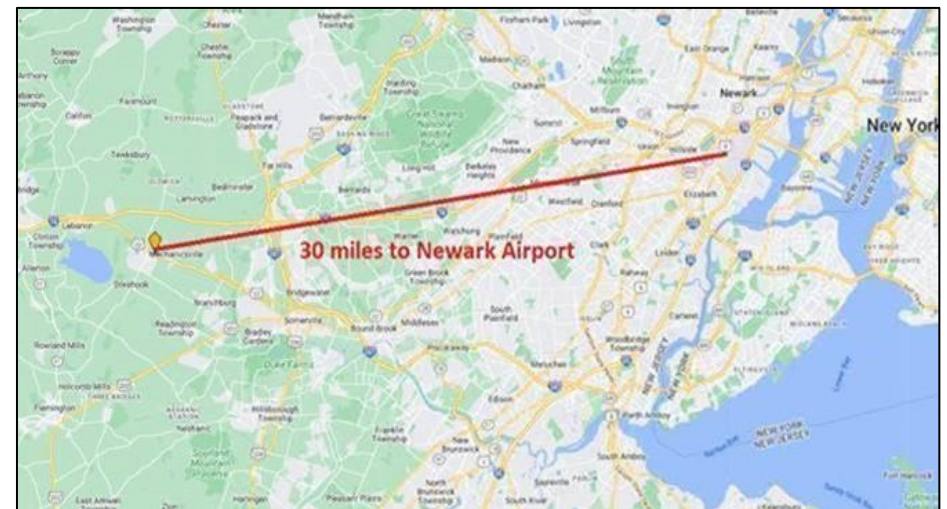
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Property Description

Building Size:	63,000 +/- sq. ft. (Divisible)
Acreage:	5.82 acres
Ceiling Height:	26' clear
Loading Doors:	4 shared loading doors
Parking:	28 cars
Sprinklers:	ESFR
Power:	600 amps
Sale Price:	\$15,750,000
Lease/CAM Price:	\$14.00 psf Net/\$3.25 psf (\$9.95 NNN 1st year)
Occupancy:	Immediate



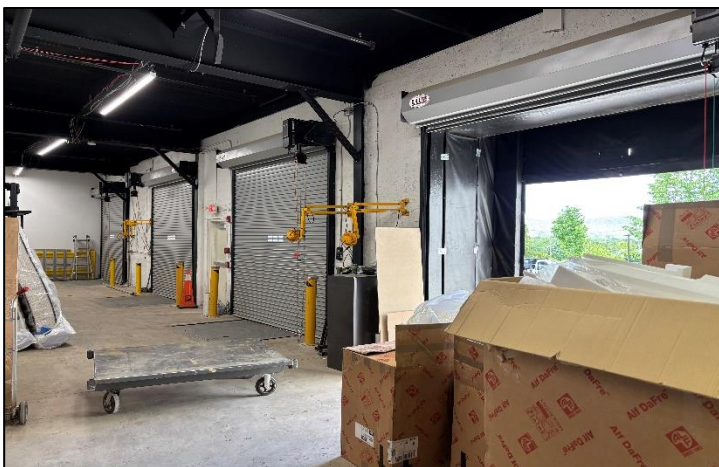
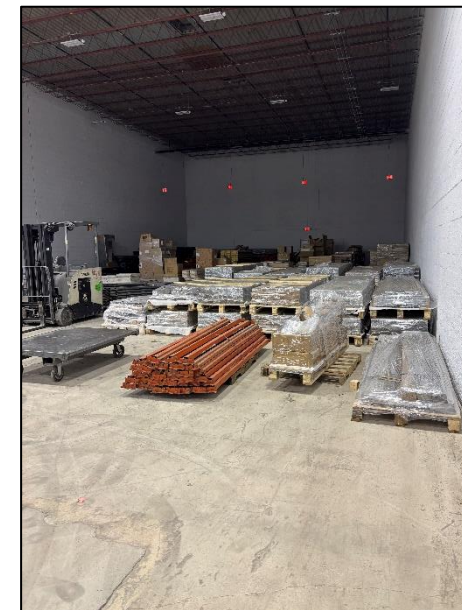
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