

FOR LEASE



# 306-A DIVISION ST BOONTON, NJ

2,800 +/- SQ FT. WAREHOUSE SPACE

#### CONTACT EXCLUSIVE BROKERS

**Ed Schein**

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**Jeff Fulton**

Mobile: (201) 362-1015

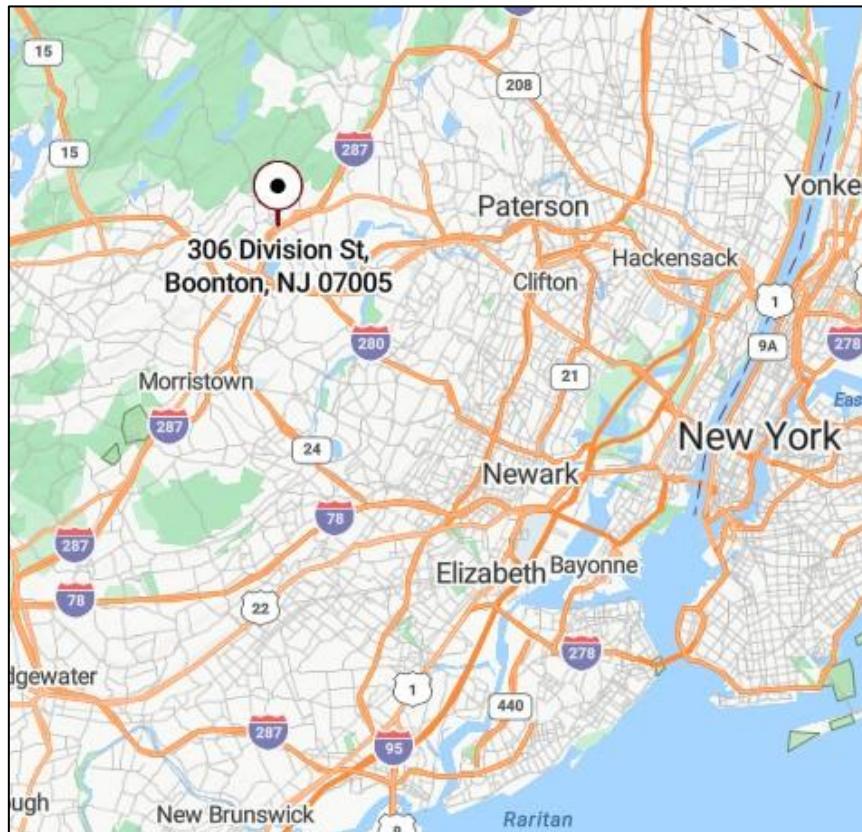
[jfulton@teamresourcesinc.com](mailto:jfulton@teamresourcesinc.com)



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**Team Resources**, as exclusive agent, is pleased to present this 2,800 +/- sq. ft. warehouse space, part of a larger industrial property. Just minutes to Routes 46, I-80 & I-287.



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## Property Description

<b>Available Space:</b>	2,800 +/- sq. ft.
<b>Building Size:</b>	32,091 +/- sq. ft.
<b>Acreage:</b>	.25 acres
<b>Ceiling Height:</b>	9' - 12'
<b>Loading:</b>	1 tailboard, 2 drive-in doors
<b>Parking:</b>	6 cars
<b>Sprinklers:</b>	wet
<b>Power:</b>	200 amps @ 208 volts (Sub-metered)
<b>Lease Rate:</b>	\$13.75 (incl. tax) CAM: TBD
<b>Occupancy:</b>	12/1/2025

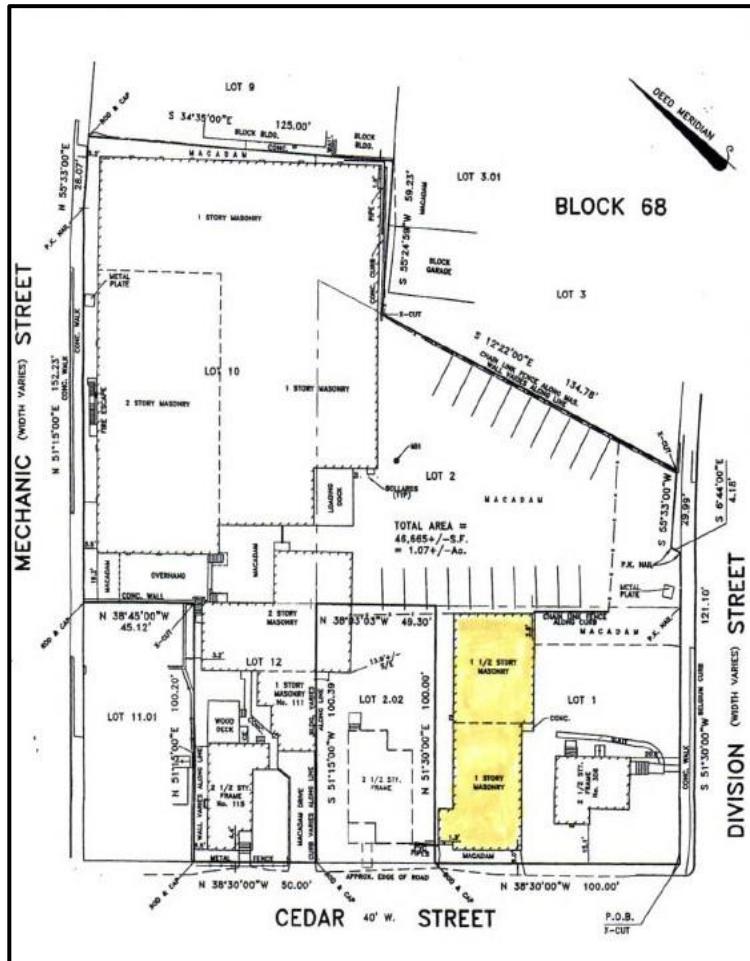
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