

80,000 SF | WAREHOUSE & OUTSIDE STORAGE

FOR SUBLEASE

700 BARTLEY CHESTER ROAD,  
FLANDERS, NJ 07836



**CONTACT EXCLUSIVE BROKER:**

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**TEAM RESOURCES**  
COMMERCIAL REAL ESTATE BROKERS  
[WWW.TEAMRESOURCESINC.COM](http://WWW.TEAMRESOURCESINC.COM)





700 BARTLEY CHESTER RD  
FLANDERS, NJ 07836

## EXECUTIVE SUMMARY

Team Resources, Inc. is pleased to present this 80,000 +/- sq. ft. strategic Industrial sublease opportunity at **700 BARTLEY CHESTER RD in FLANDERS, NEW JERSEY**, part of a **160,199-square-foot** industrial property.

**Flexible Warehouse & Distribution Space in Morris County's Premier Industrial Corridor** - Position your business in one of Northern New Jersey's most desirable industrial locations.

This sublease opportunity at **700 Bartley Chester Road** offers an exceptional combination of accessibility, functionality, and value for warehouse, manufacturing, logistics, and distribution users.

Located within the highly sought-after Mount Olive/Flanders industrial market, the property provides immediate access to the region's major transportation network, allowing companies to efficiently serve Northern New Jersey, the New York Metropolitan Area, Eastern Pennsylvania, and beyond.

Whether your operation requires warehousing, manufacturing, e-commerce fulfillment, or regional distribution, this facility offers a strategic solution with outstanding connectivity and operational efficiency.



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## PROPERTY SUMMARY

### Property Description

|                 |                                          |
|-----------------|------------------------------------------|
| Building Size:  | 160,199 +/- sq. ft.                      |
| Available:      | 80,000 +/- sq. ft.                       |
| Acreage:        | 19.6 Acres                               |
| Office:         | available                                |
| Ceiling Height: | 21' 9" clear                             |
| Loading:        | 5 loading docks & 1 drive-in doors       |
| Column Span:    | 50' x 50'                                |
| Power:          | 2,500 - 3,000a/277 - 480v Heavy          |
| Sprinklers:     | Wet                                      |
| Parking:        | ample plus outside storage               |
| Sublease Rate:  | \$18.00 psf Gross (includes heat/lights) |

### Sublease Term through 12/2029

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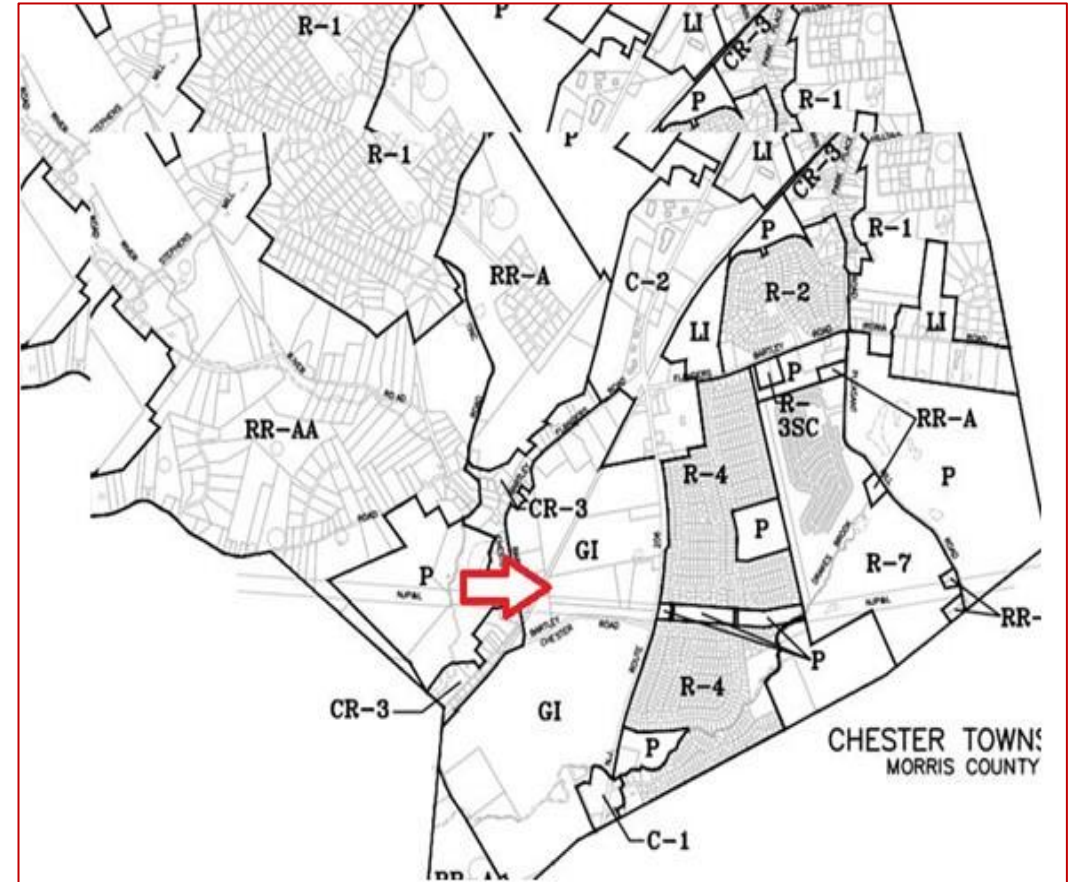
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## ZONING & PERMITTED USE



#### G-I: General Industrial District Permitted principal uses shall be as follows:

Assembly of products.

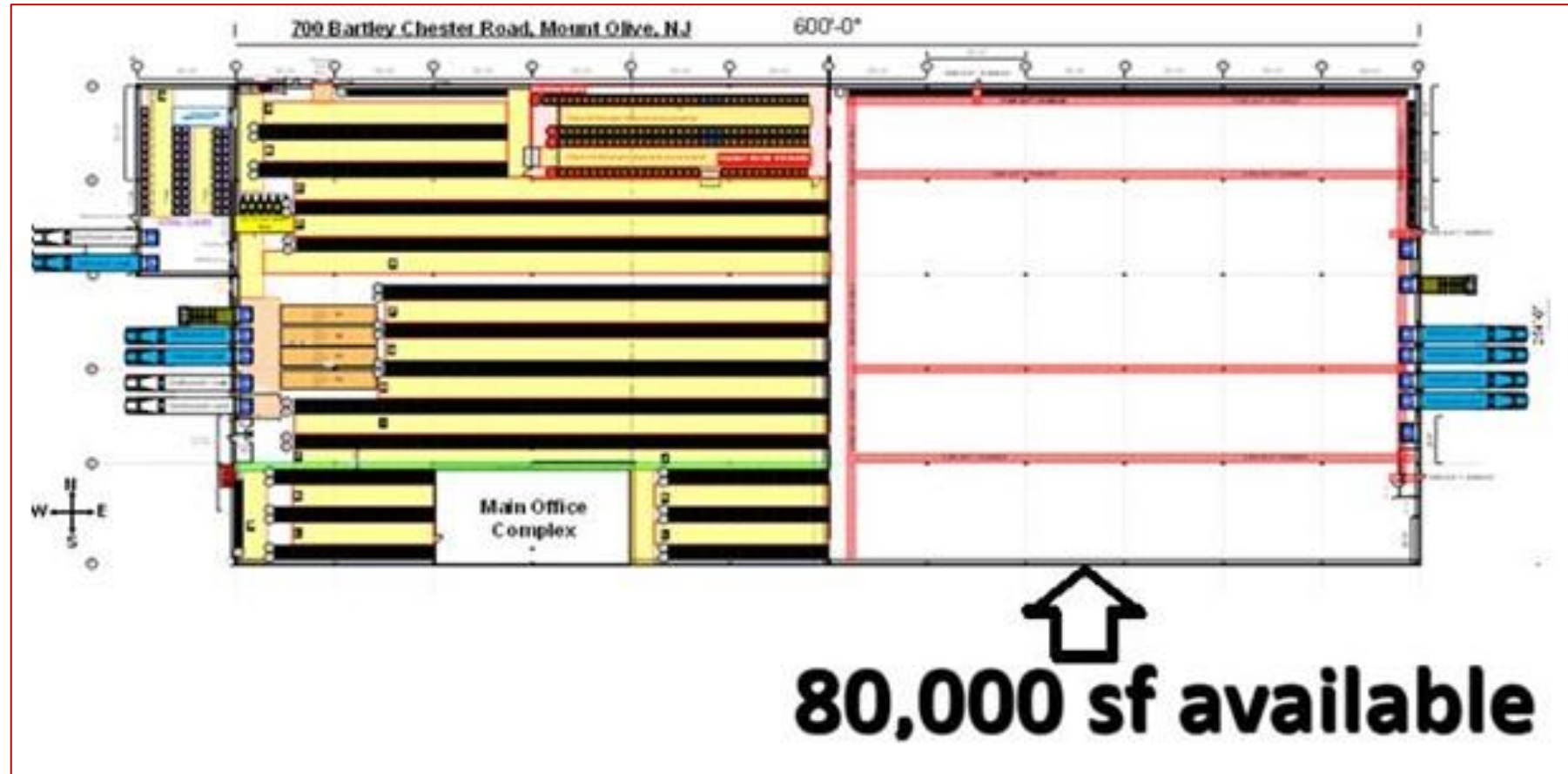
The manufacturing, finishing and assembly of products.

Warehousing, shipping and receiving.

Outside storage areas

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## BLDG PLAN



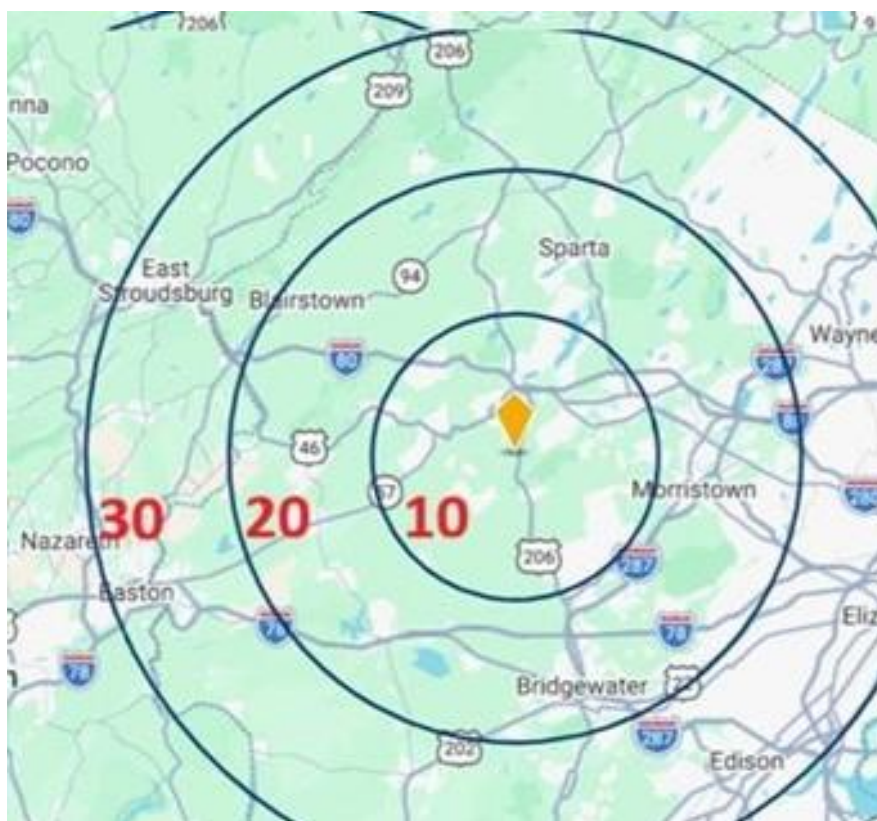
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## LOCATION MAP



## LOCATION ADVANTAGES

### Exceptional Highway Access

- Less than one mile from **Route 206**
- Minutes to **Interstate 80**
- Convenient access to **Interstates 78 & 287**
- Quick connections to Route 46 and Northern New Jersey's major industrial corridors.

### Ideal Regional Distribution Hub

Centrally positioned to service:

- Northern New Jersey
- New York City Metropolitan Area
- Eastern Pennsylvania
- Central New Jersey

### Access to Major Transportation Infrastructure

- Approximately 40 miles to the **Port of New York & New Jersey**
- Approximately 40 miles to **Newark Liberty International Airport**
- Excellent access to regional freight and logistics networks.

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## PROPERTY PHOTOS

