

IMMEDIATE OCCUPANCY | 86,000 SF DIVISIBLE

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BRAND NEW INDUSTRIAL FACILITY

118

IRON MOUNTAIN ROAD MINE HILL, NJ



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Lori Zuck

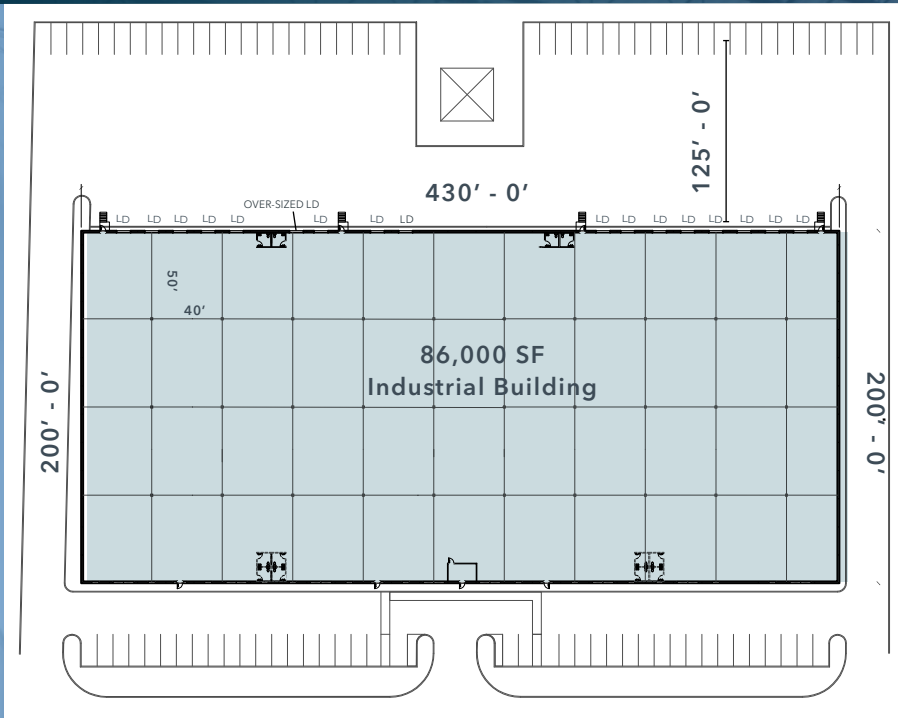
lori.zuck@lee-associates.com
201.259.8888

Jeff Furey

jeffrey.furey@lee-associates.com
609.915.1285

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW



TOTAL SF	86,000 SF (Divisible to 40,000 SF)
OFFICE SF	To suit
LAND AREA	6.26 Acres
CLEAR HEIGHT	25'5" - 29'
LOADING	17 Docks / 1 Drive-in possible
COLUMN SPACING	50' x 40'
SPRINKLER	ESFR
PARKING	87 Cars
POWER	800 Amps / 480 Volts
FLOOR LOAD	4500 PSI w/ structural steel
UTILITIES	City water & sewer and natural gas
DATE OF DELIVERY	Immediate
LEASE RATE	Call for further information
ESTIMATED TAX & CAM	\$3.75

ZONING - ED

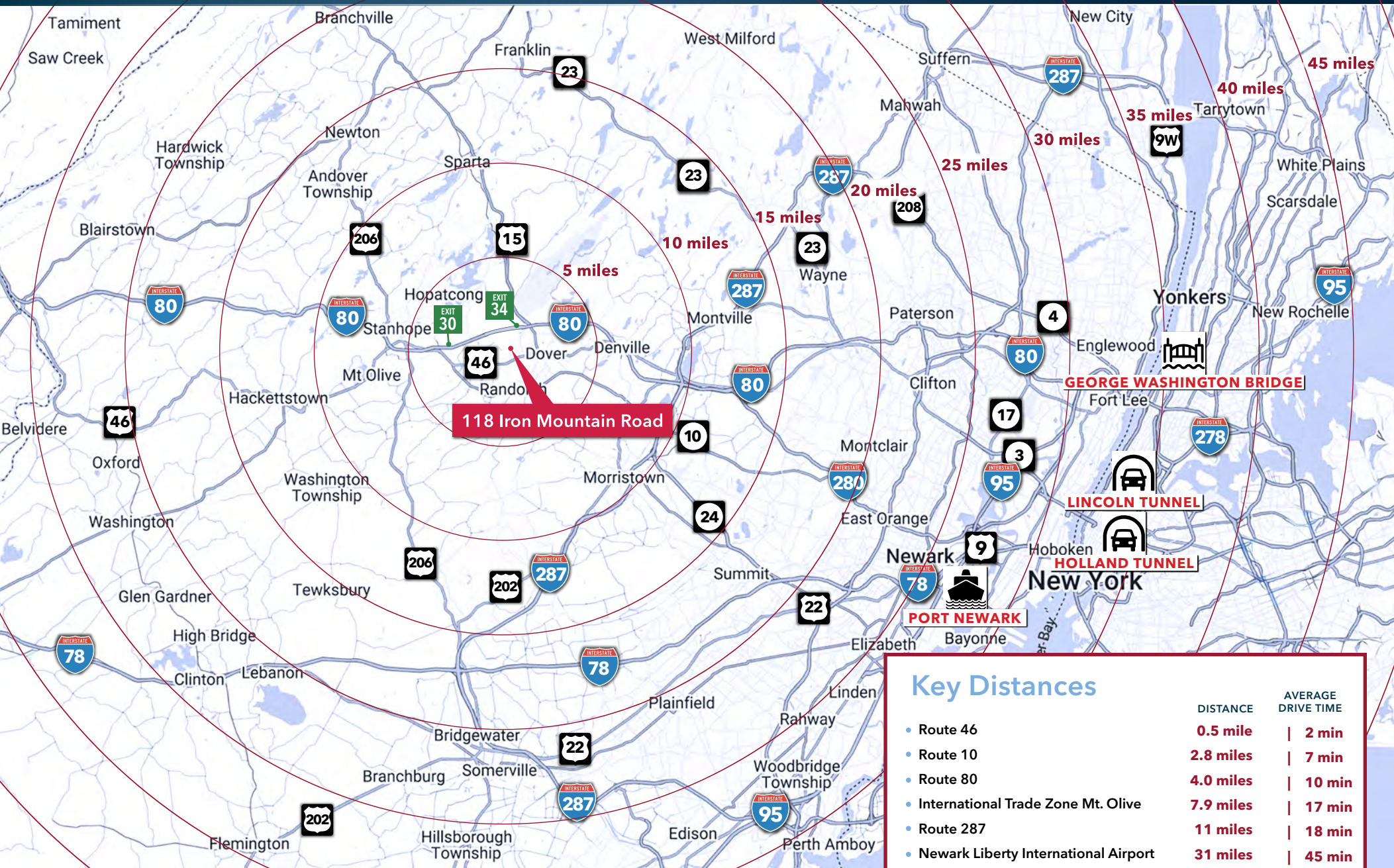
BROAD RANGE OF INDUSTRIAL USES:

Warehousing | Manufacturing |
Outside Storage | Red Label |
Recreation

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LOCATION OVERVIEW



Key Distances

	DISTANCE	AVERAGE DRIVE TIME
• Route 46	0.5 mile	2 min
• Route 10	2.8 miles	7 min
• Route 80	4.0 miles	10 min
• International Trade Zone Mt. Olive	7.9 miles	17 min
• Route 287	11 miles	18 min
• Newark Liberty International Airport	31 miles	45 min
• Port Newark	33 miles	55 min
• Manhattan	34 miles	55 min

CORPORATE NEIGHBORS

Amazing Savings



Fiabila



Wire Cloth Manufacturers



Republic Services



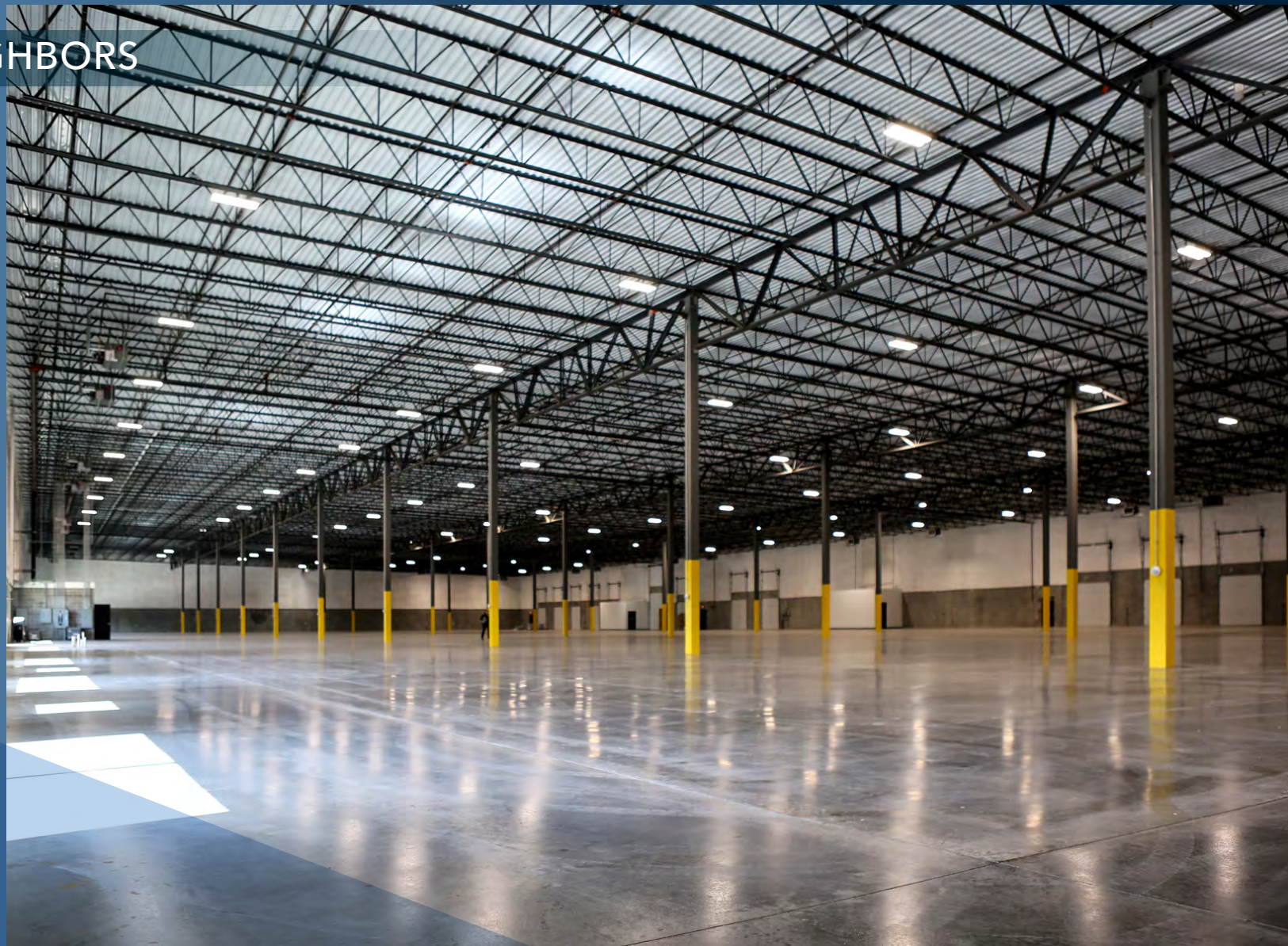
Suburban Furniture



United Refrigeration



Westrex Transportation Inc.



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609.915.1285

LEE & ASSOCIATES - WBE, LLC

110 South Jefferson Road
Suite 203
Whippany, NJ 07981

lee-associates.com/wbe
973.337.1144