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RICHBOYNTON ROAD, DOVER, NJ



INDUSTRIAL PROPERTY - 2 STORIES | UNIT 3 OR UNITS 3 & 4 - CHOICE

FOR LEASE

AVAILABLE: JUNE 1, 2026



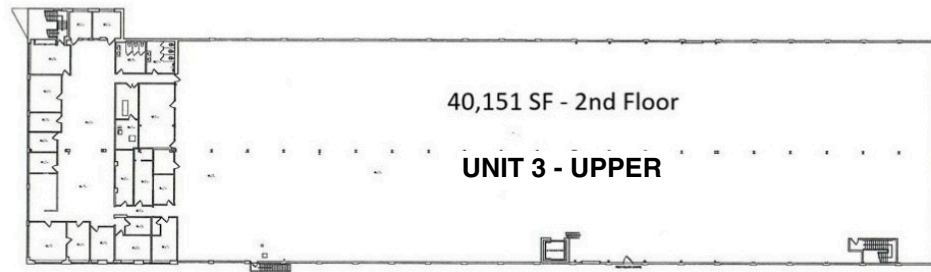
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SPECIFICATIONS:

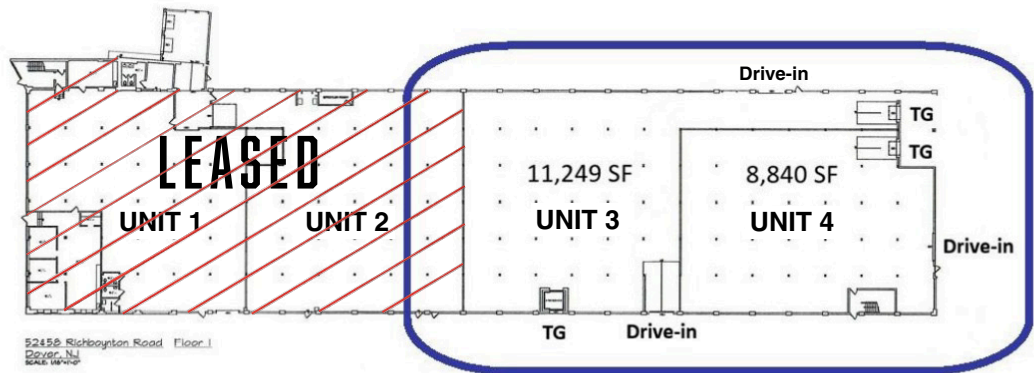
CATEGORY:	UNIT 3	UNITS 3&4 COMBINED
AVAIL SPACE:	51,400 SF	60,240 SF
OFFICE AREA:	± 5,000 SF	± 5,300 SF
ASKING PRICE:	\$6.95 PSF NNN	\$6.95 PSF NNN
OPEX:	± \$2.94 PSF	± \$3.04 PSF
LOADING:	2 DOCKS, 2 DRIVE-INS	3 DOCKS, 3 DRIVE-INS
COLUMNS:	50' X 16'	16' X 16'
POWER:	1ST FLOOR: 200 AMPS @ 120/208V 2ND FLOOR: 400 AMPS @ 240V	200 AMPS @ 120/208V
PARKING:	± 115 SPACES	± 115 SPACES
SPRINKLERS:	DRY	DRY
CEILING HEIGHT:	LOWER LEVEL: 12' UPPER LEVEL: 18'	LOWER LEVEL: 12' UPPER LEVEL: 18'

FLOOR PLAN:

★ 2ND FLOOR
ACCESSED
BY FREIGHT
ELEVATOR.



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