

# INDUSTRIAL SPACE FOR LEASE

## 102 IRON MOUNTAIN ROAD - UNIT E, MINE HILL, NJ 07803



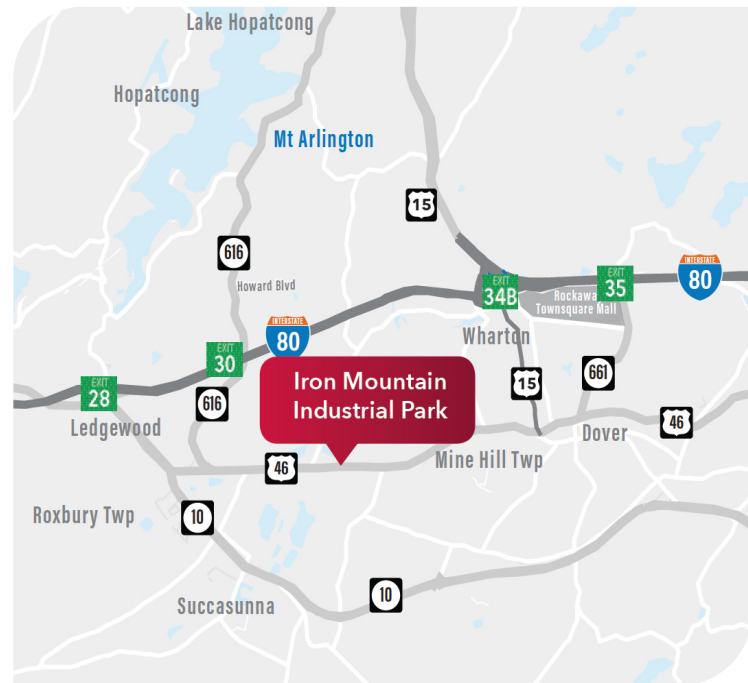
### PROPERTY OVERVIEW

### MAP

<b>AVAILABLE SF:</b>	7,753 SF
<b>OFFICE SF:</b>	369 SF
<b>CEILING HEIGHT:</b>	25'
<b>LOADING:</b>	1 Loading Dock
<b>BUILDING SF:</b>	87,774 SF (On 9.18 Acres)
<b>UTILITIES:</b>	City water and septic
<b>TAXES &amp; CAM:</b>	\$3.00 PSF
<b>AVAILABILITY:</b>	Immediate

**COMMENTS:**

- Column-free unit
- Zoning ED - Broad range of industrial uses permitted including warehousing, manufacturing, recreation, outside storage, red label, etc.



**FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:**

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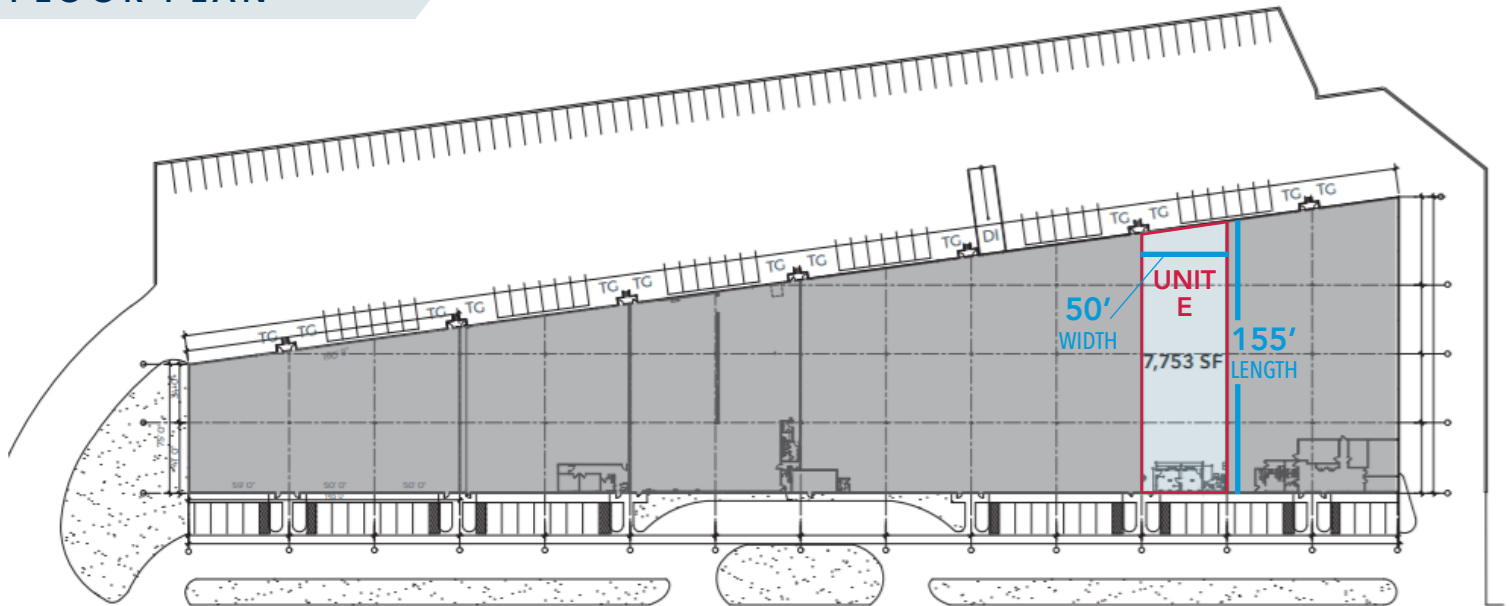
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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

## FLOOR PLAN



## AERIAL VIEW



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