

85

HORSEHILL RD

CEDAR KNOLLS, NJ 07927

FOR LEASE

±7,880 SF



LAB/WAREHOUSE/STORAGE SPACE

UNIT 1 5,050 SF

- First floor unit
- One loading dock
- 13'-14' ceiling height
- 38' x 28' column spacing
- 1200 amps/480 volts/3-phase
- 400 SF of Office

UNIT 2 630 SF

- Basement Unit
- Dry Storage Space
- 10' Ceilings
- One (1), Shared Drive-In Door

UNIT 3 2,200 SF

- Basement Unit
- Dry Storage Space
- 10' Ceilings
- One (1), Shared Drive-In Door

FOR MORE INFORMATION

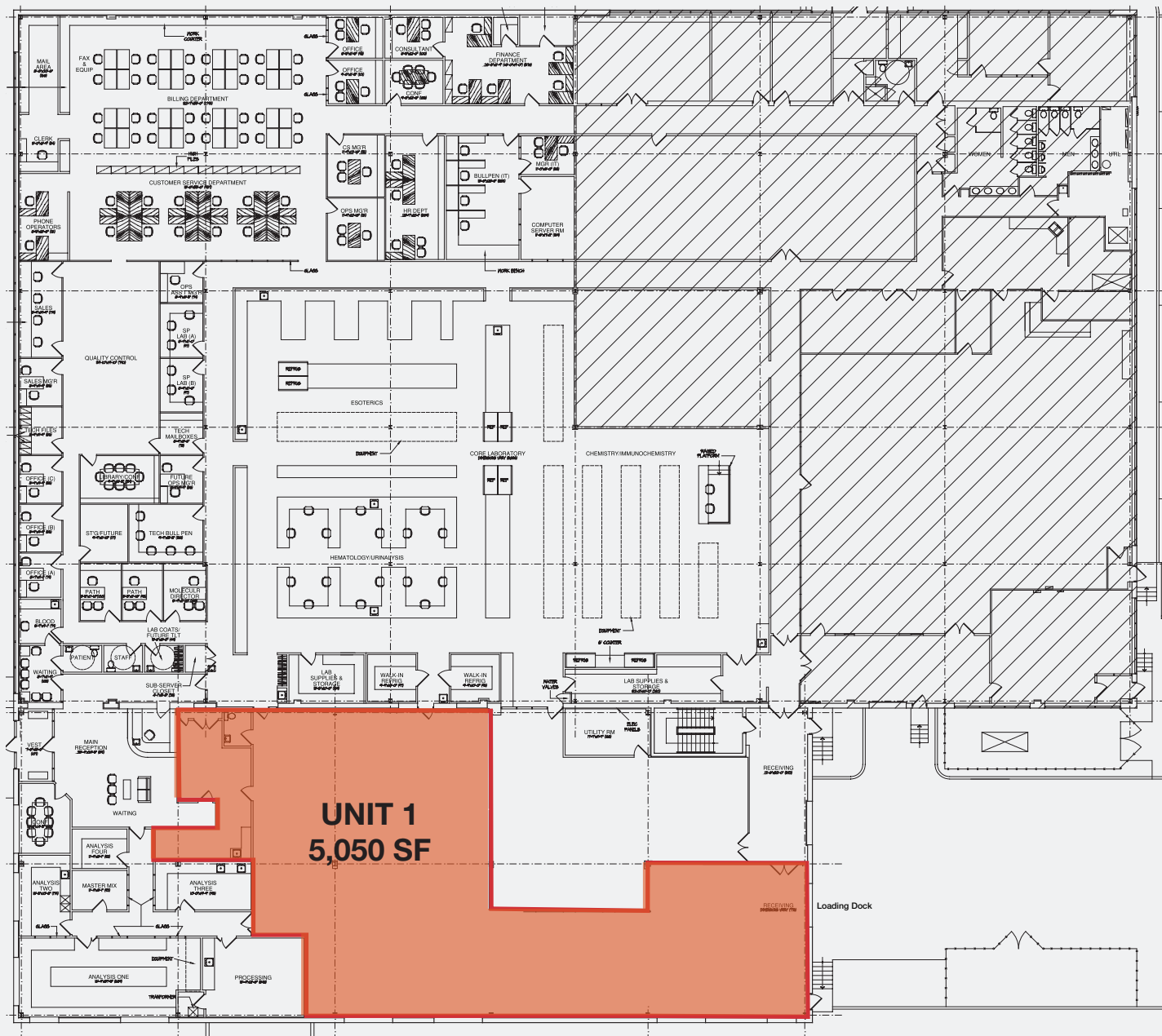
William Ericksen, SIOR, CCIM
Managing Director
201 488 5800 x133
wericksen@naihanson.com

Russell Smith
Analyst / Associate
201 488 5800 x283
rsmith@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

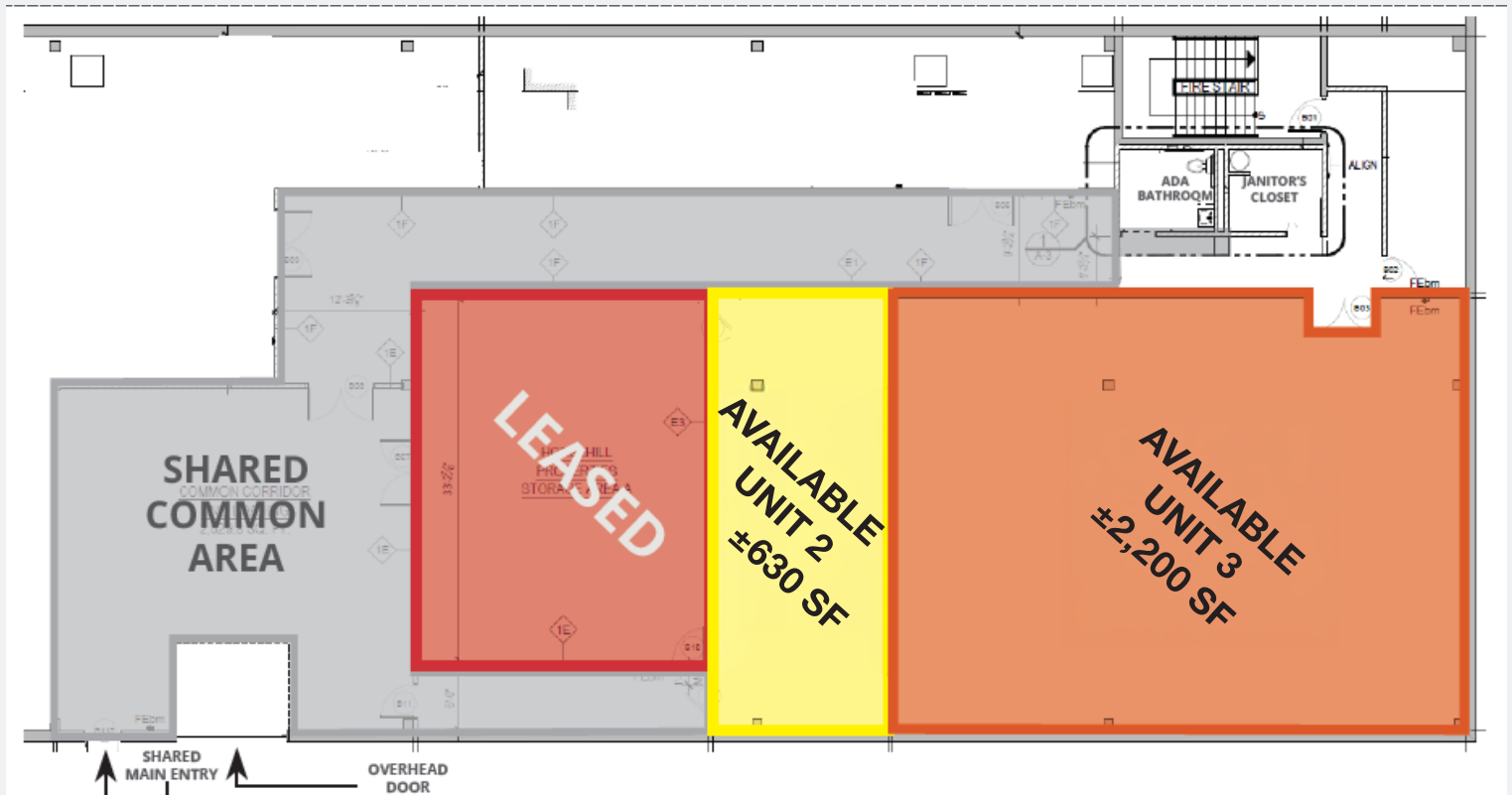
85 —————
HORSEHILL RD
CEDAR KNOLLS, NJ 07927

FIRST FLOOR FLOOR PLAN



85
HORSEHILL RD
CEDAR KNOLLS, NJ 07927

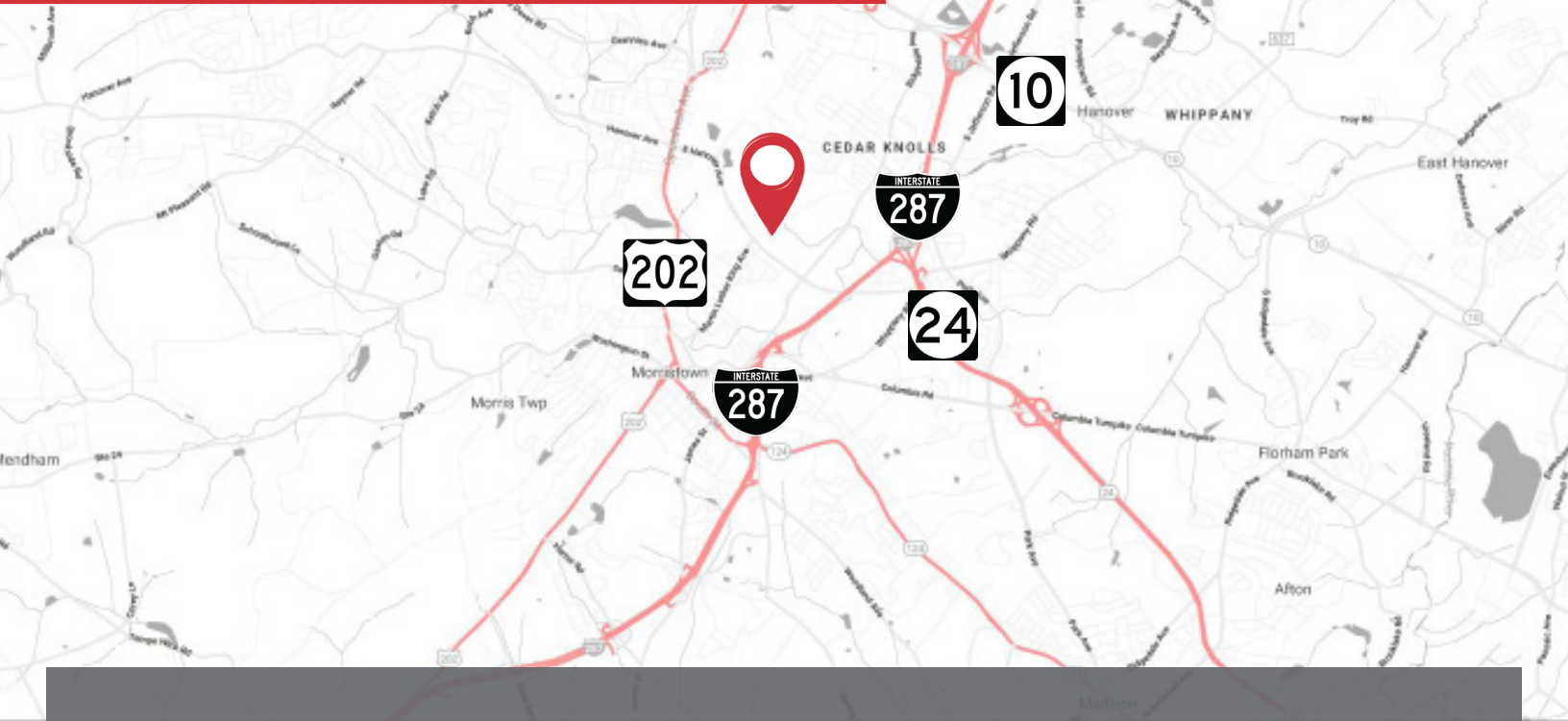
BASEMENT FLOOR PLAN



85 HORSEHILL RD

CEDAR KNOLLS, NJ 07927

LOCATION MAP



Centrally located in Morris County within minutes of Routes 10, 24, 80, & 287.

Nearby, newly constructed amenities located within walking distance of building including ShopRite, Walmart, Lowes, QuickChek, USPS.



8
Minutes

Less than 4 miles from property to Route 10



8
Minutes

Less than 4 miles from property to Route 24



10
Minutes

Approximately 5 miles from property to I-80



7
Minutes

Less than 3 miles from property to I-287