

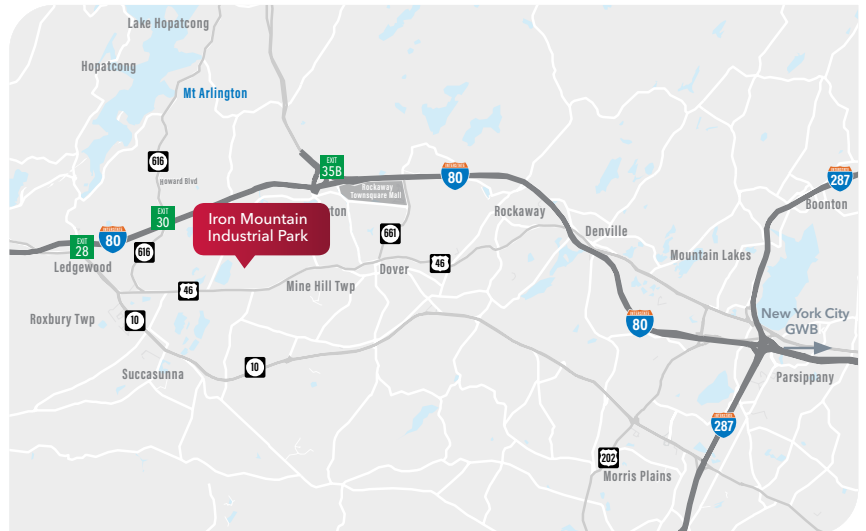
86,000 SF DIVISIBLE
118 IRON MOUNTAIN ROAD
MINE HILL, NJ

NEW INDUSTRIAL BUILDING - AVAILABLE NOW



BUILDING INFORMATION

Total SF: 86,000 SF (Divisible to 40,000 SF)
Land Area: 6.26 Acres
Ceiling Height: 25'5" - 29' clear
Loading: 16 loading docks + 1 DI
Column Span: 50' x 40'
Sprinkler: ESFR
Parking: 87 parking spaces
Power: 800 Amps/480 Volts
Floor Load: 4500 PSI with structural steel
Date of Delivery: Immediate
Zoning: ED - broad range of industrial uses permitted including warehousing, manufacturing, recreation, outside storage, red label, etc



Direct access to Route 46 with close proximity to Routes 80 & 10

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

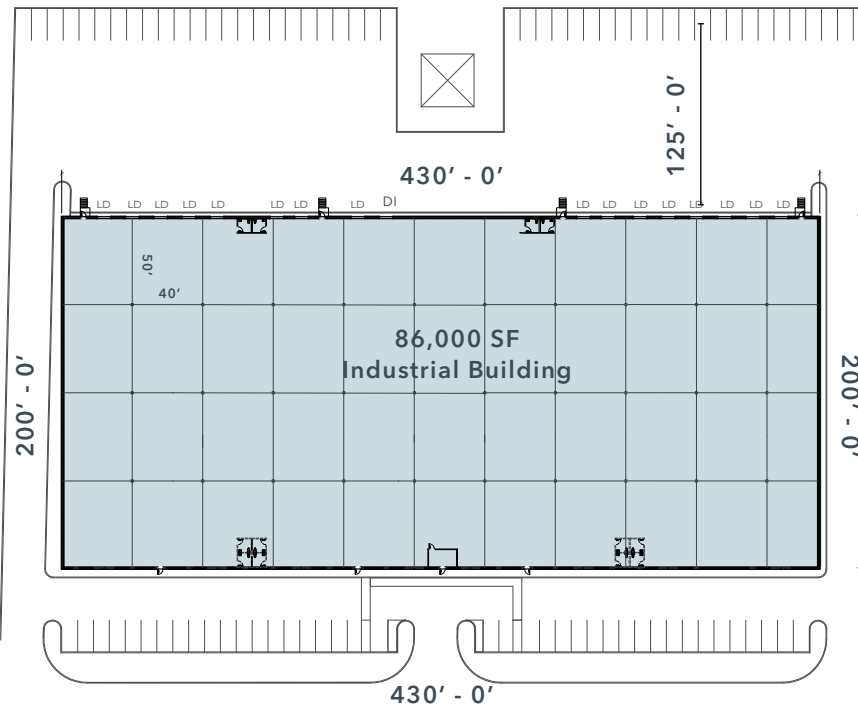
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AERIAL VIEW



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