GARDEN STATE REALTY

2 Aaron Way
Sparta, NJ 07871

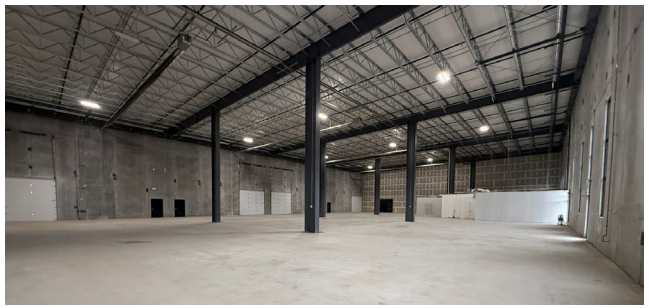
FOR LEASE
INDUSTRIAL | FLEX





AVAILABILITY DETAILS

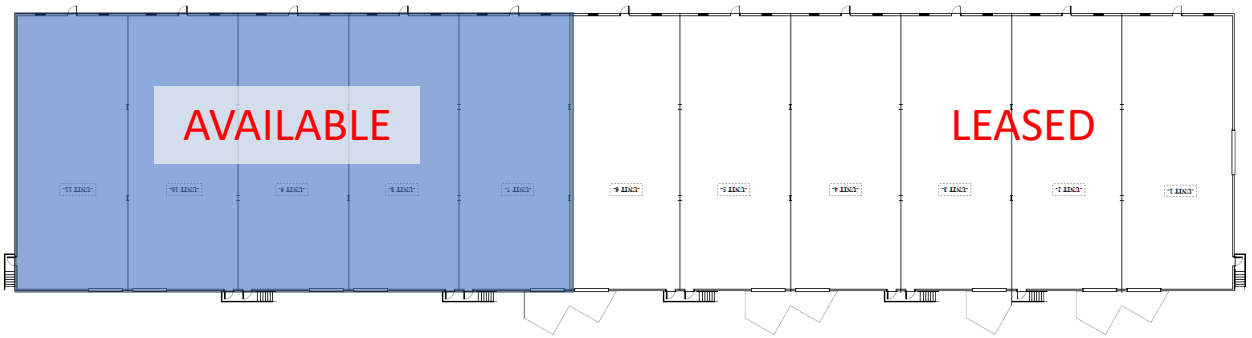
Total Unit Size SF	**±20,000 (divisible)**
Warehouse SF	**±18,300**
Office	**±1,700**
Ceiling Height ±	**30' – 33'**
Loading Docks	**5**
Power	**200 Amps @ 120/208V 3 Phase**
Sprinkler	**ESFR**
Car Parking (total site)	**55 Spaces**



AVAILABILITY SUMMARY

New construction ±20,000 SF unit available which includes 5 loading docks, 30'-33' clear ceiling height, 3-phase power, ESFR sprinkler system, and approx. ±1,700 SF newly constructed office.

The location is in close proximity to Route 15 and an approximate 17-minute drive to Route 80.



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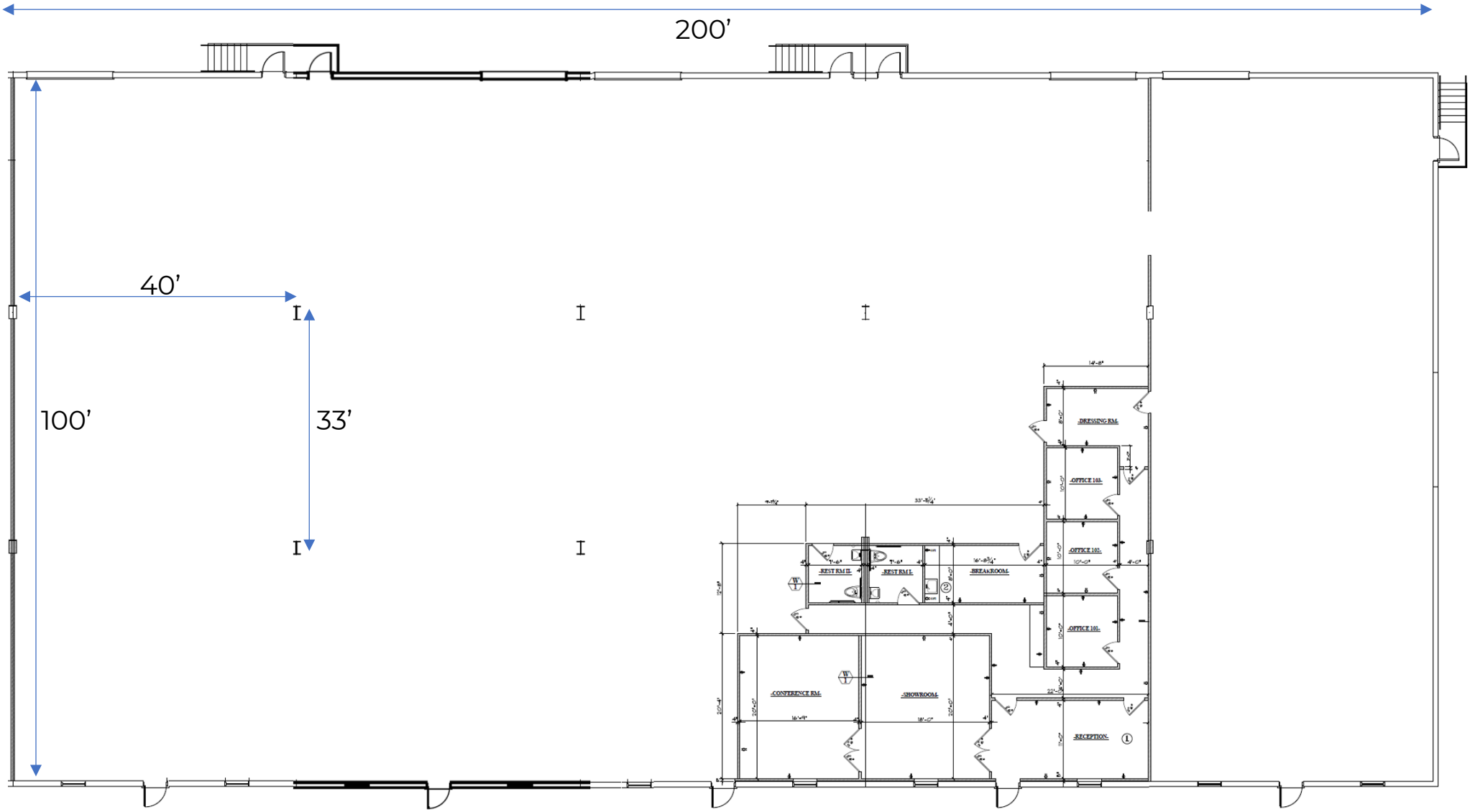

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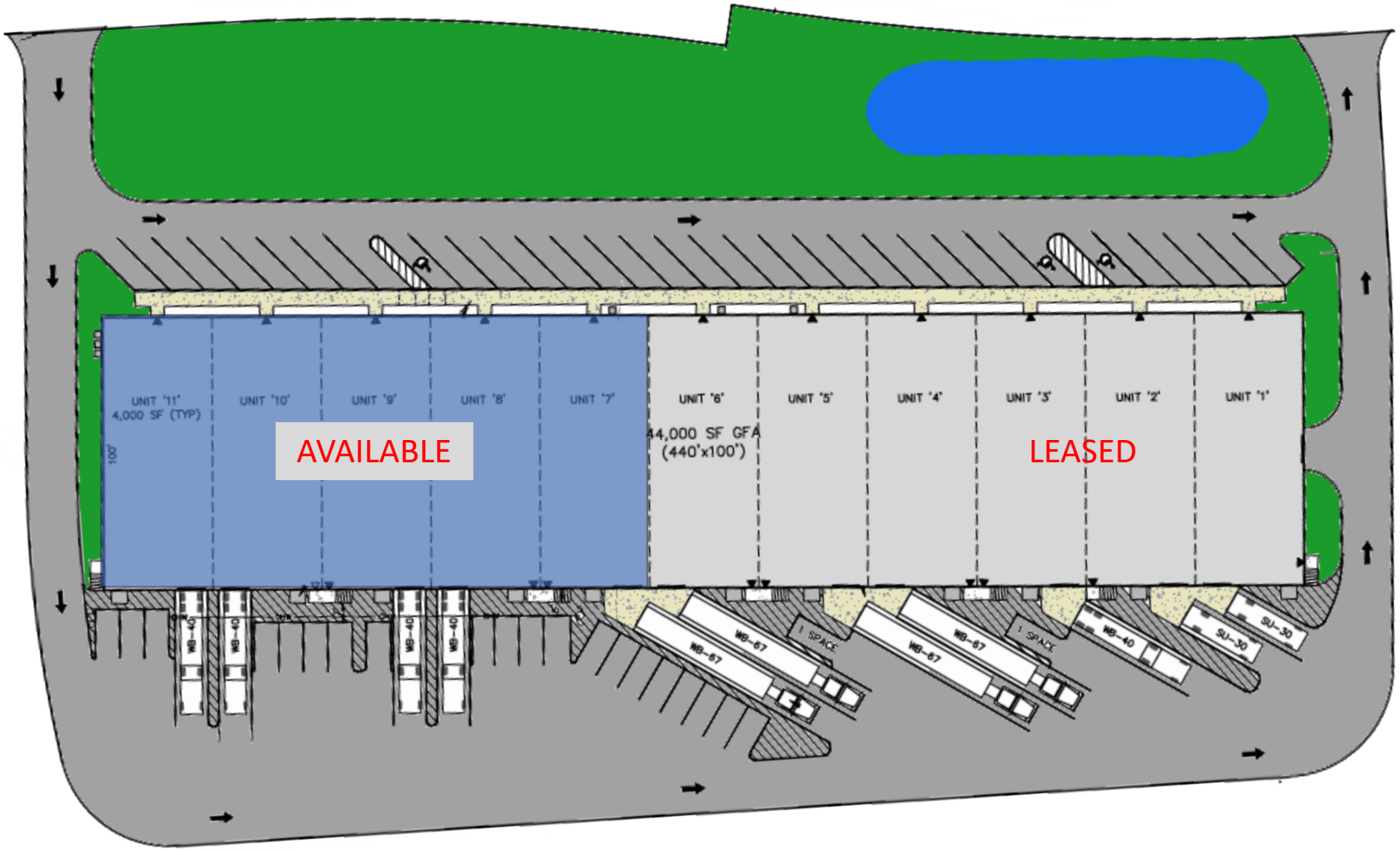

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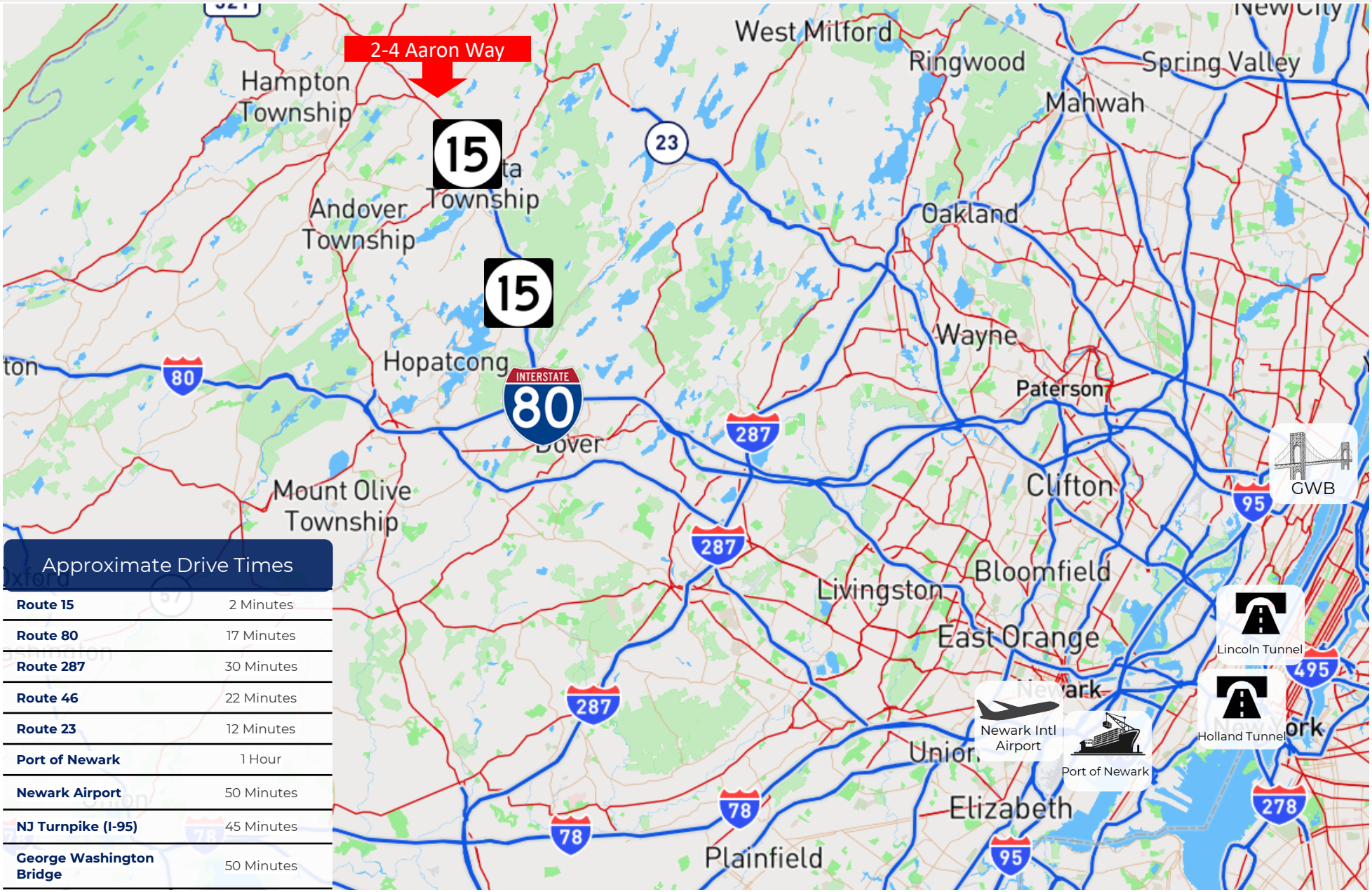

Approximate Drive Times	
Route 15	2 Minutes
Route 80	17 Minutes
Route 287	30 Minutes
Route 46	22 Minutes
Route 23	12 Minutes
Port of Newark	1 Hour
Newark Airport	50 Minutes
NJ Turnpike (I-95)	45 Minutes
George Washington Bridge	50 Minutes

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