

**10 FURNACE STREET
STANHOPE, NJ 07874**

A.K.A
45 FLANDERS ROAD
NETCONG, NJ 07857

FOR SALE

INVESTMENT SALE

±100,000 Square Feet
±6.3 Acres
10 Tenants
FULLY LEASED

Contact Exclusive Broker:
DEREK GEE
Mobile: (973) 771-9548
dgee@gardenstaterealty.net



AVAILABILITY DETAILS

Building Size ±	100,000 SF
Lot Size ±	6.3 Acres
Warehouse	±95,700 SF
Office	±4,300 SF
Ceiling Height ±	9' – 28'
Loading Docks	3
Drive-in Doors	5
Power	3,400 A @ 480 V, 3 Phase,
Surplus Outside Storage/Parking	±20,000 SF (in 2 additional lots)

Floor/Area Breakdown

1st Floor Whse	±77,000 SF
2nd Floor Whse	±11,600 SF
3rd Floor Whse	±7,100 SF
Freight Elevator	Yes
Dedicated Office Area (2 floors)	±4,300 SF

AVAILABILITY HIGHLIGHTS

Fully Leased Multi-Tenant Industrial located in prime Northern New Jersey location with immediate access to I-80, 46, and 206. The property has recently undergone significant renovations including LED lighting, white boxing of warehouse areas, removal of old ceiling infrastructure, major roof work and additional loading.

The building is comprised of approximately 82,000 SF of first floor warehouse, 18,000 SF of freight elevator serviced upper story warehouse, and 4,300 SF of office.

The site also has two additional outside storage and parking areas that can be made available and are suitable for surplus employee parking, service vehicles, trailers and/or outside storage.

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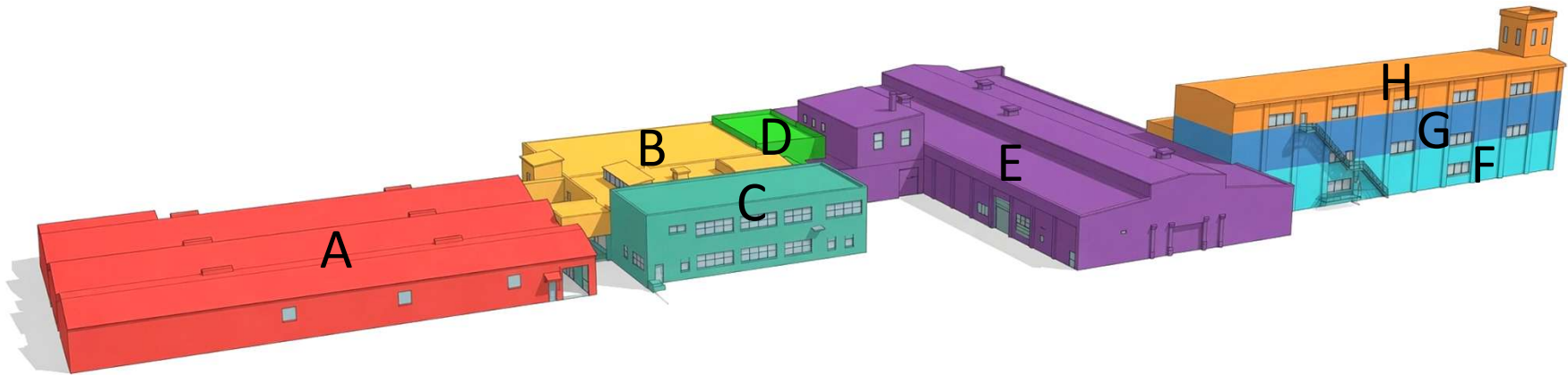


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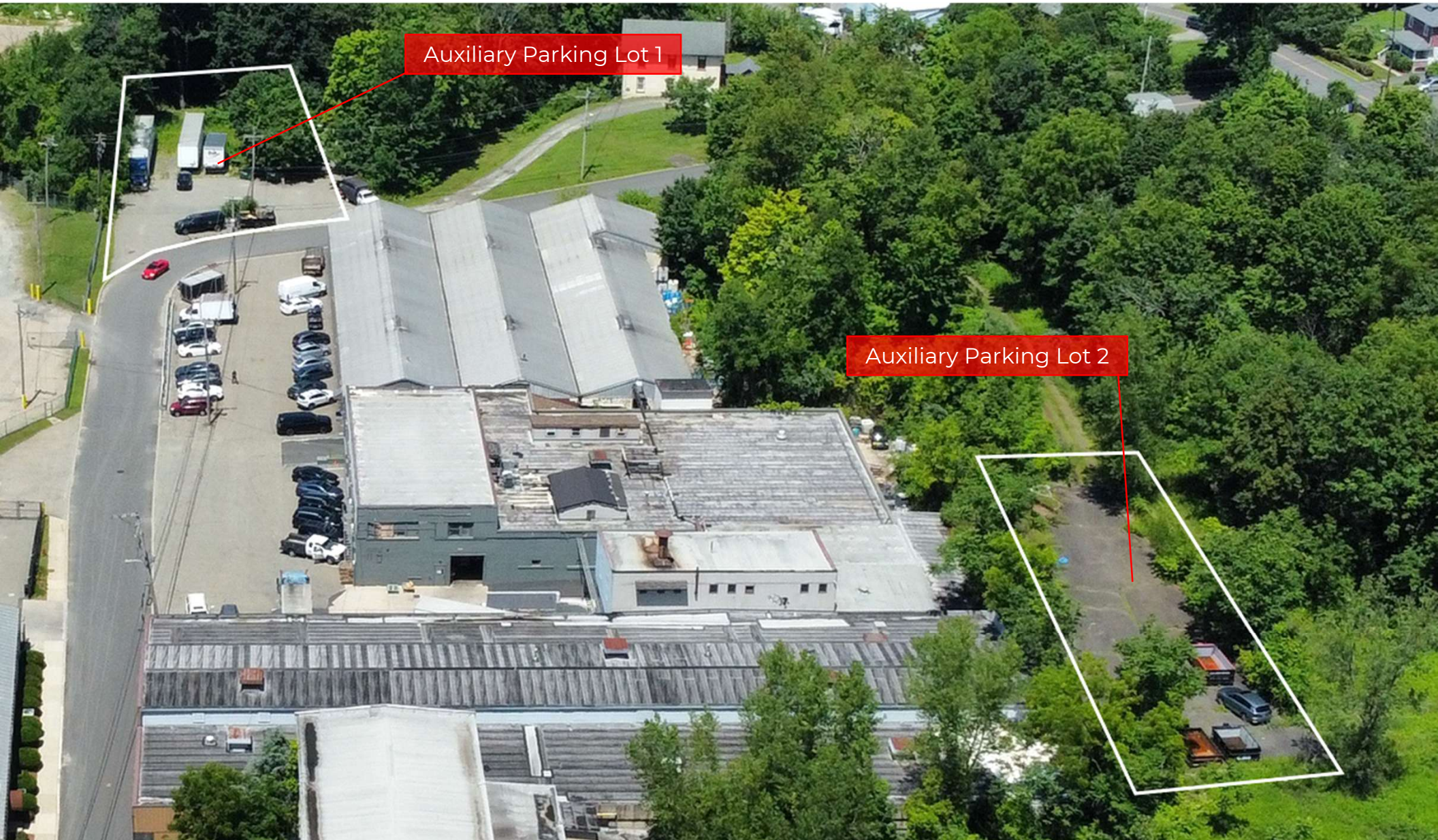
SECTION	SIZE ±
A	22,000 SF
B	11,000 SF
C (Dedicated Office Area)	4,300 SF
D	2,500 SF
E	24,200 SF
F	17,300 SF
G	11,600 SF
H	7,100 SF



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Auxiliary Parking Lot 1

Auxiliary Parking Lot 2

