

199 Route 206, Flanders, NJ

9,000 SF Available for Lease

Exclusive Leasing Agent:



Resource Realty
Corporate Real Estate Services

35 Years of Dedication & Expertise

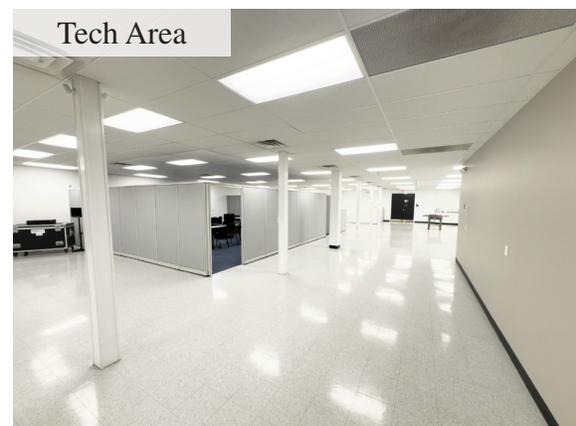
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PROPERTY SPECS:

Total Size Available:	9,000 SF
Office:	2,050 SF
Tech Area:	3,650 SF
Warehouse:	3,300 SF
Asking Price:	\$14.95 PSF NNN
Tax/CAM:	\$3.61 PSF
Parking:	20 Spaces
Ceiling Height:	21'
Loading:	1 Drive-in (dedicated) 1 Drive-in/2 Loading docks (shared)
Column:	44' x 26.5'
Power:	400 Amps @480v
Heat:	Gas (Radiant)
Water/Sewer:	City Water/Septic
Available:	February 1, 2026

Comments: Fully renovated unit with new epoxy warehouse floors, new LED warehouse lighting, and new carpet/paint in office. Located directly off of Route 80 and 46.

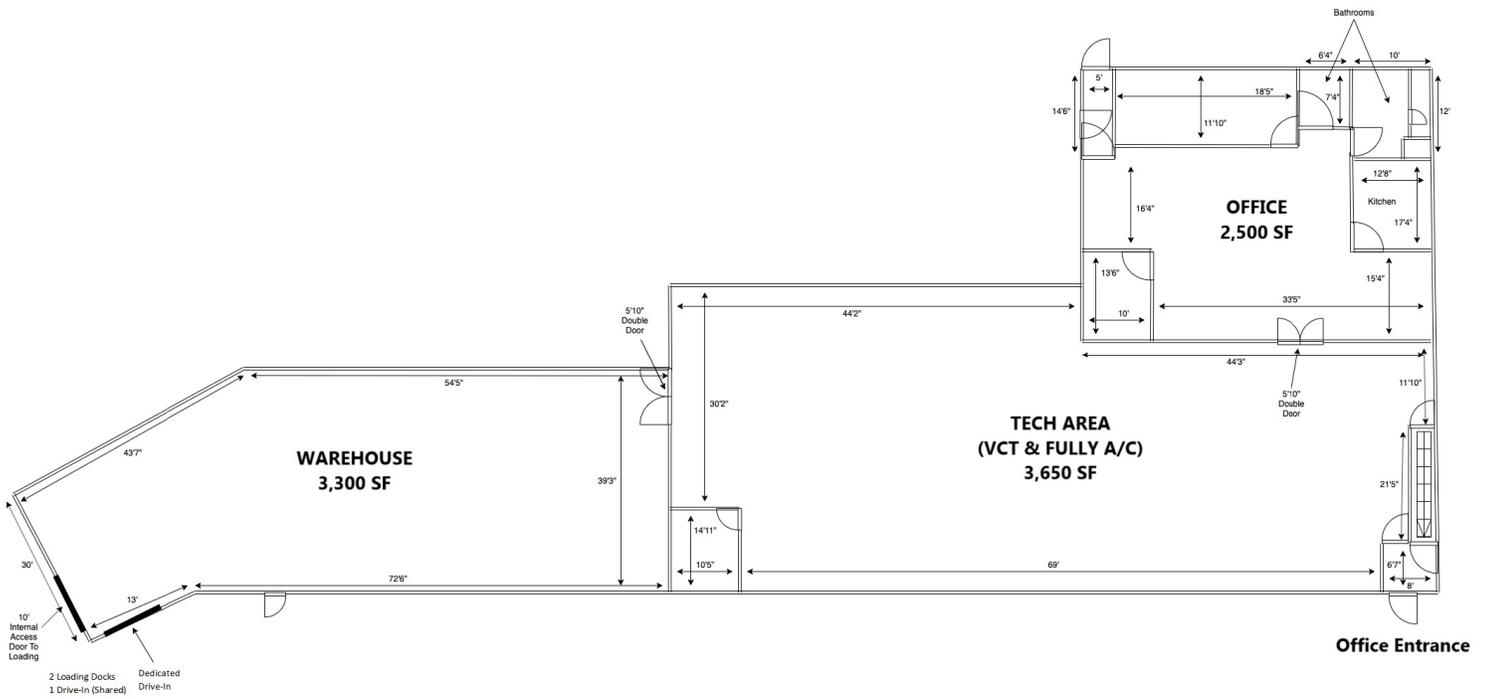




Kitchen



Office Area



For more information, please contact:

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