

# Rockaway Business Center

198 Green Pond Road, Rockaway, NJ

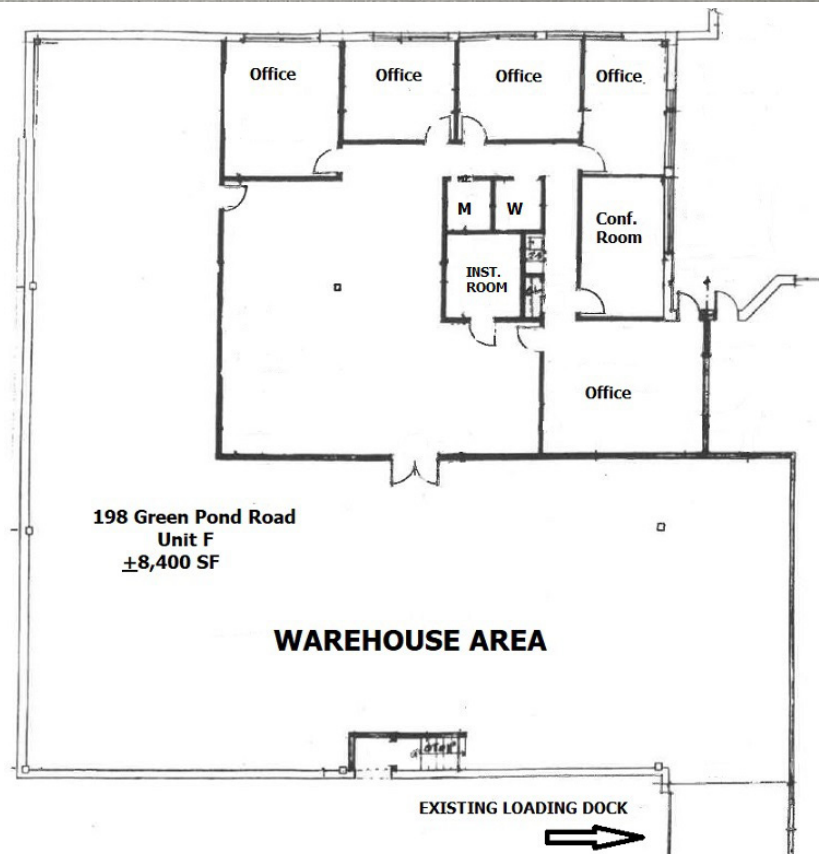


## FOR LEASE

### PROPERTY SPECS:

Available Space:	8,400 SF (Unit F)
Office Area:	1,500 SF
Total Facility Size:	48,000 SF
Ceiling Height:	16'
Column Spacing:	30' x 40'
Loading Docks:	1 TG
Car Parking:	30 spaces
Lease Rate:	\$15.50 PSF NNN
CAM Charges:	\$4.85 (includes taxes)
Available:	8/1/24
Heat:	Gas
Sprinkler:	Wet
Sewer & Water:	Municipal

**Comments:** Flex space with easy access to Route 80.



For more information, please contact:

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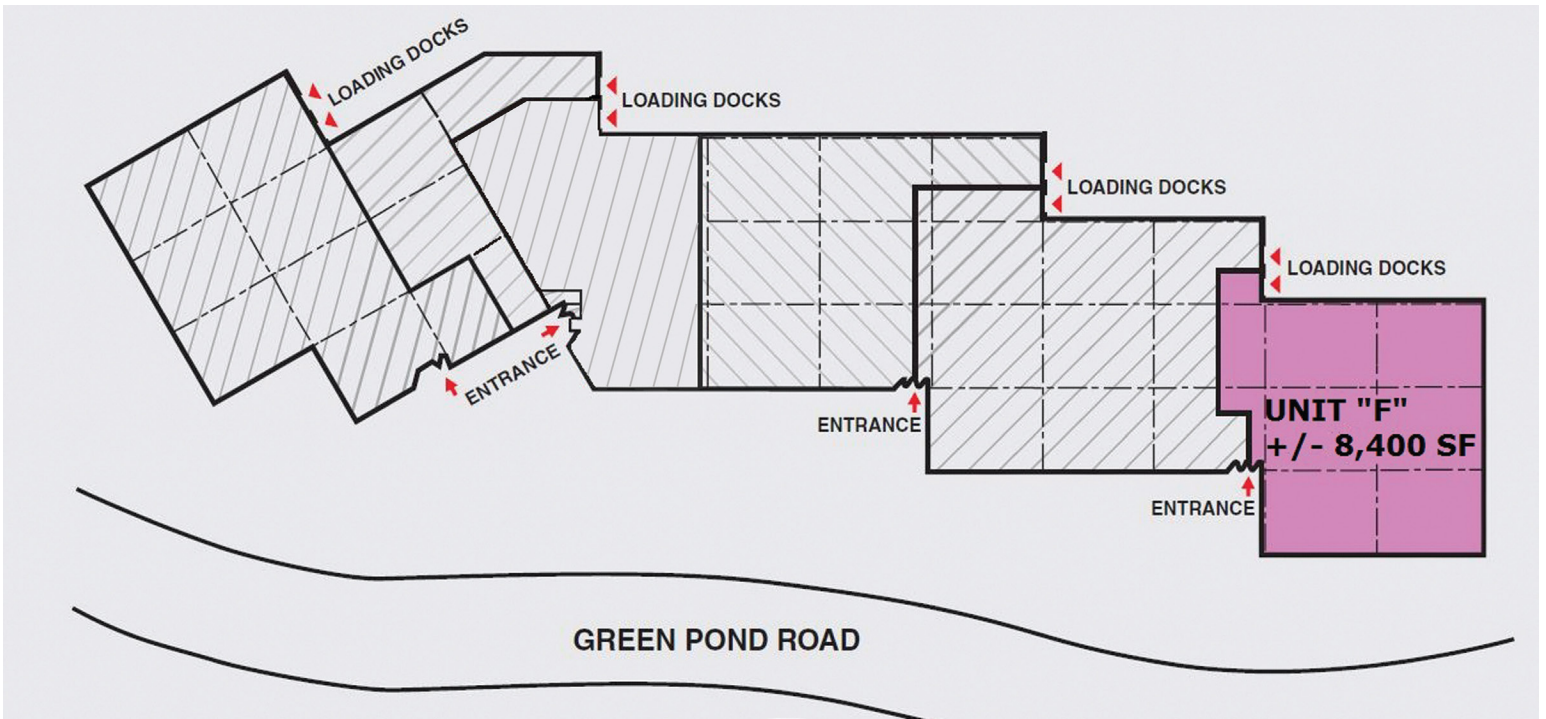
973-299-0900

Exclusive Leasing Agent:

**RR**  
Resource Realty  
Corporate Real Estate Services

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This is a regional map showing the border between Pennsylvania, New Jersey, and New York. Major highways are shown with their respective shields (Interstates 80, 87, 287, 280, 95 and State Routes 206, 565, 94, 513, 23, 17, 59, 46, 23, 21, 31, 517, 24, 10, 124). Cities and towns labeled include Rockaway, Morristown, Short Hills, Newark, Jersey City, Hoboken, Secaucus, Carlstadt, Caldwell, and Spring Valley. The Delaware River is shown on the left. A callout box points to "198 Green Pond Road" in Rockaway. A north arrow is also present.

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to error, omission, change of price, prior sale or lease and withdrawal without notice. Any commission due cooperating brokers is subject to all of the terms and conditions upon which we and our clients have agreed.

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