



254 Mercer Street  
Long Hill, NJ

## FOR LEASE FLEX / INDUSTRIAL BUILDING

### PROPERTY SPECS:

- Available Space:** 8,000 SF  
**Rent:** \$17.00 PSF NNN  
**OPEX:** \$3.25 PSF  
**Parking:** 20 spaces  
**Loading:** 1 drive-in door, 1 van height door  
**Ceiling Height:** 13' clear  
**Acreage:** 1.1 acres  
**Zoning:** LI-2; allows manufacturing, pharma, labs, distribution and other light industrial uses.
- Comments:** Easy access to Route 78, Route 22, and Route 287. Fully air-conditioned space.



For more information, please contact:

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908-403-5559

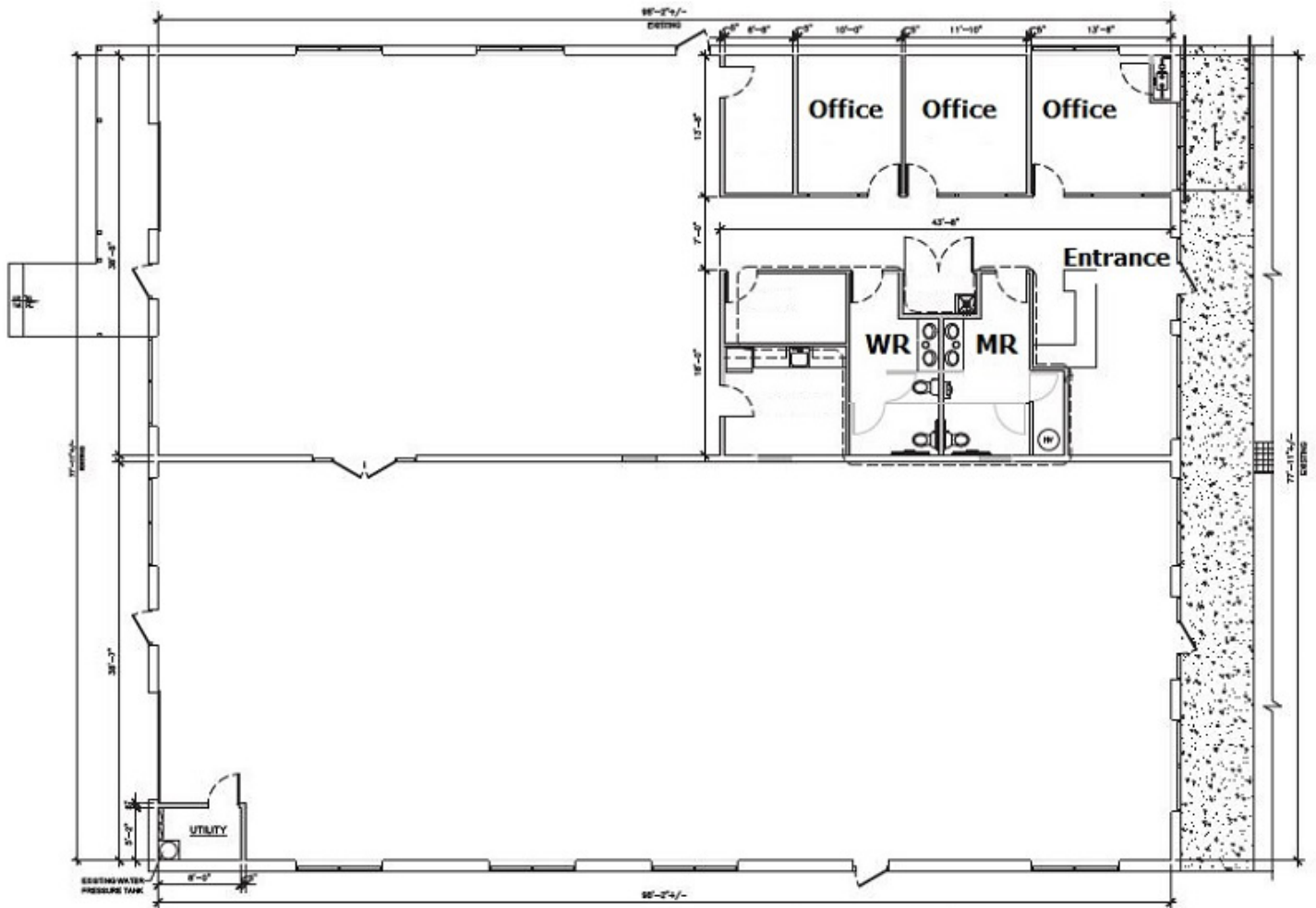
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Exclusive Leasing Agent:

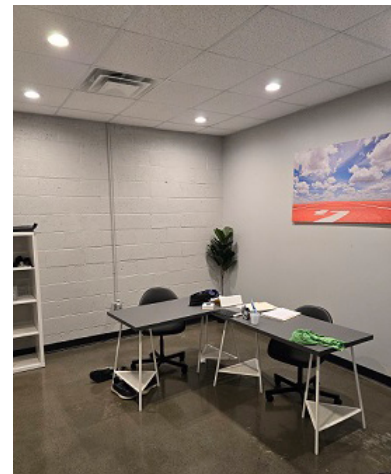
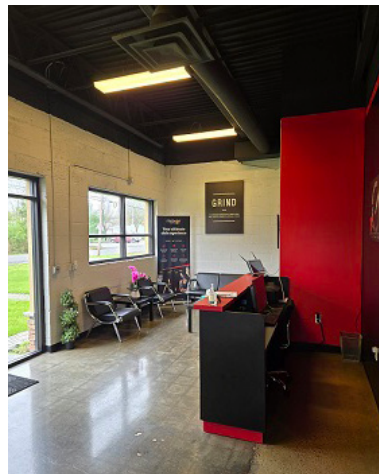
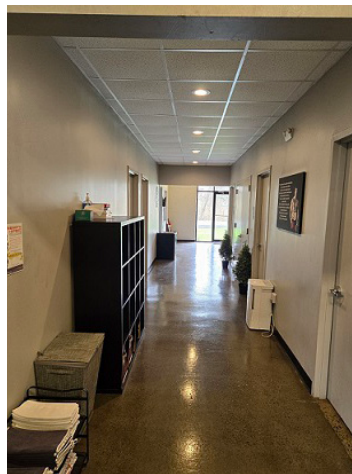
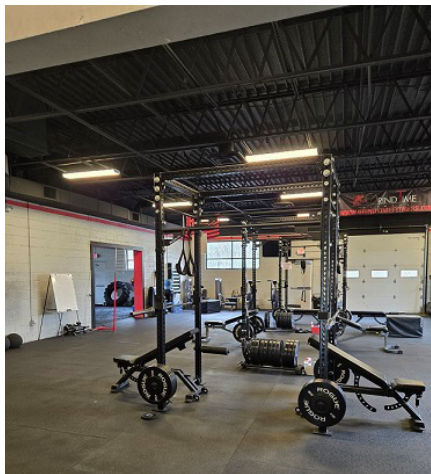


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**FLOOR PLAN**



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Exclusive Leasing Agent:



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