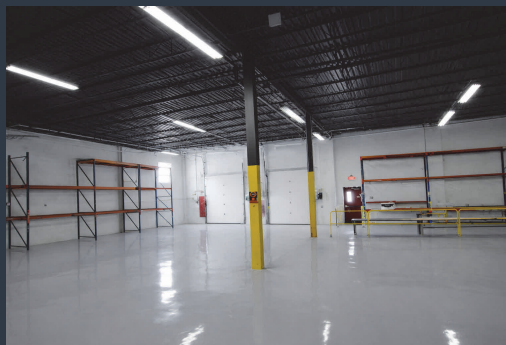


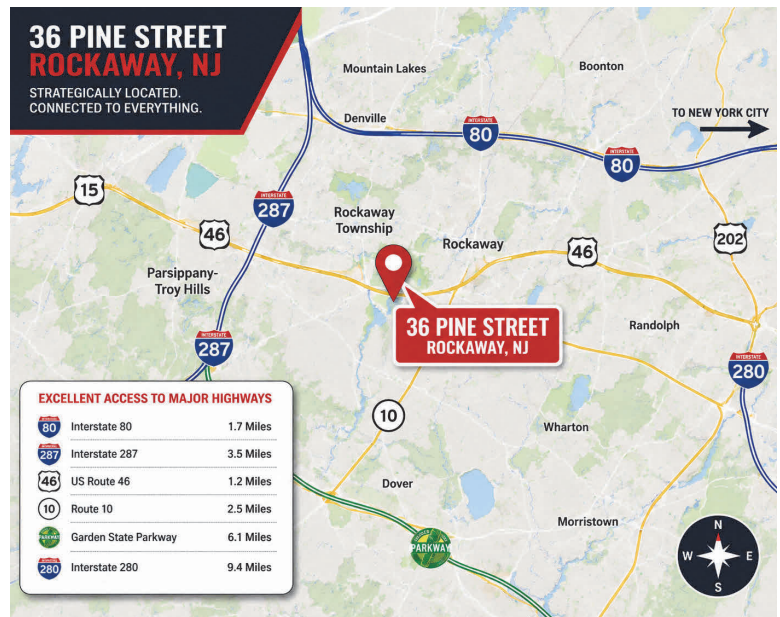
36 PINE STREET, ROCKAWAY, NJ

INDUSTRIAL FOR SALE OR LEASE



- ± 53,252 SF FREESTANDING INDUSTRIAL FACILITY
- HEAVY POWER — 2,500 AMPS | 3-PHASE | 440V
- 2 TAILBOARD LOADING DOCKS + 1 DRIVE-IN DOOR
- LARGE ±10-ACRE SITE
- IDEAL FOR MANUFACTURING, WAREHOUSING & DISTRIBUTION
- COMPLETELY RENOVATED — RECENT IMPROVEMENTS INCLUDE:
 - ✓ NEW EXTERIOR FAÇADE
 - ✓ NEW OFFICE FIT-OUT
 - ✓ ALL FLOORS REFINISHED
 - ✓ ALL NEW OVERHEAD DOORS
 - ✓ NEW WINDOWS INSTALLED

IMMEDIATE AVAILABILITY



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