

1705 ROUTE 46, LEDGEWOOD, NJ WESTERN INDUSTRIAL PARK

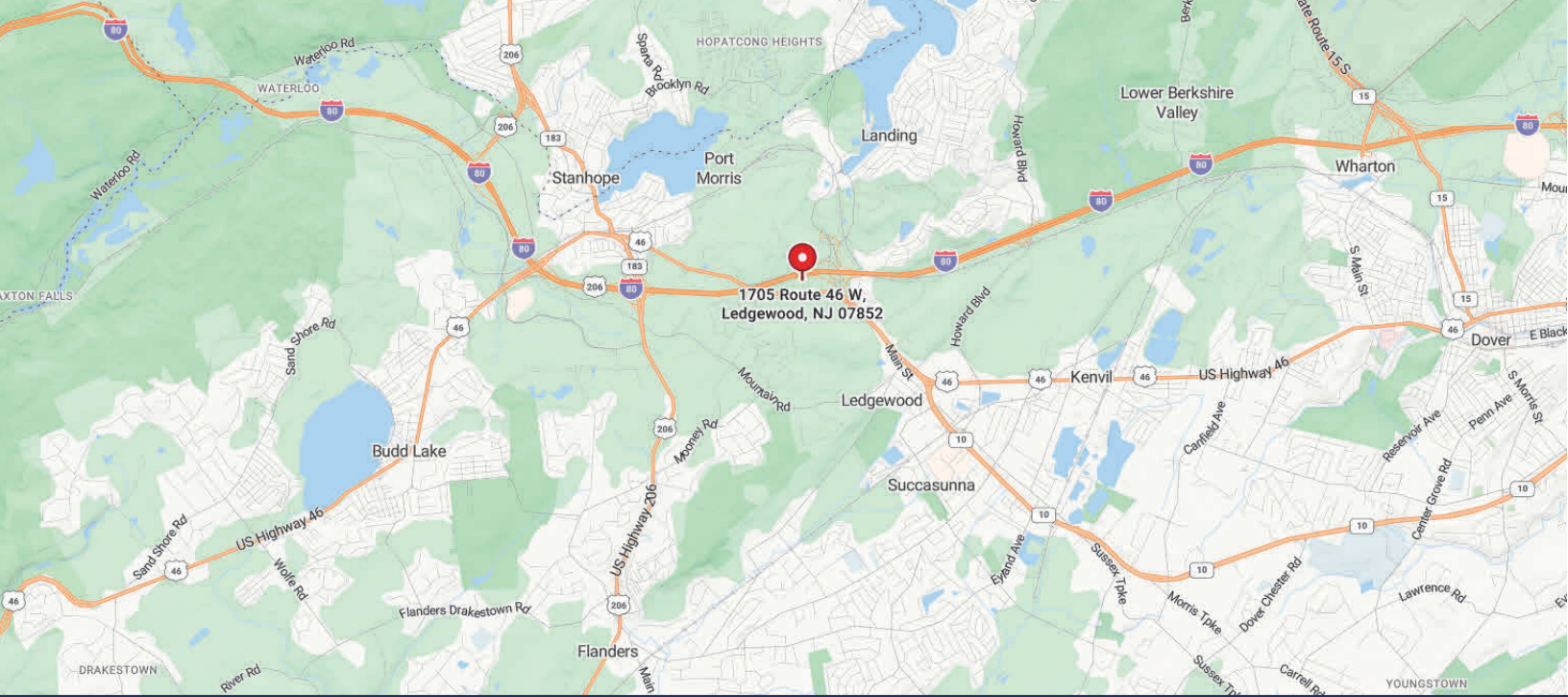


FOR LEASE - AVAILABLE IMMEDIATELY



**VERSATILE FLEX SPACE DESIGNED FOR TODAY'S
LAB, LIFE SCIENCE, R&D & TECHNOLOGY USERS**

www.resource-realty.com



EASY ACCESS TO I-80 & ROUTES 10, 46 & 206

PROPERTY SPECS:

Available Space: 6,523 SF
Building Size: 63,686 SF
Unit Number: 1A
Property Type: Flex
Water/Sewer: City
Heating: Gas
Land Area: 9.6 Acres
Year Built: 1999
Parking: Abundant
Lease Rate: \$15.00 PSF NNN

HIGHLIGHTS:

- New HVAC Systems
- New Roof with Solar
- Recent Building & Parking Upgrades
- Professionally Owned & Managed

SPACE SUITABLE FOR:

- Lab
- R&D
- Life Science
- Technology
- Assembly
- Office
- Distribution
- Logistics

SPECIALIZED SPACE.
STRATEGIC LOCATION.
READY FOR YOUR BUSINESS.

For more information, please call our office at 973-299-0900 or contact one of our Exclusive Leasing Agents directly:



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