

# 102 Iron Mountain Road Mine Hill, NJ



## FOR LEASE

### PROPERTY SPECS:

**Available Space:** 12,000 SF  
**Office Area:** 250 SF  
**Ceiling Height:** 25'  
**Loading:** 2 loading docks  
**Column Spacing:** 40' x 50'  
**Lease Rate:** \$7.50 PSF NNN  
**Taxes and CAM:** \$2.27 PSF

**Comments:** Flexible industrial zoning: Recreation, outside storage available, recycling and red label permitted. Direct access to Route 46 with close proximity to Route 80 (Exit 30).

### BUILDING SPECIFICATIONS:

**Year Built:** 2001  
**Site Parking:** 1/1,000  
**Power:** 600 Amps/480 Volts  
**Acres:** 9.18  
**Sprinkler:** Wet  
**Water:** Municipal  
**Sewer:** Septic  
**Availability:** 9/1/2017

*For more information, please contact:*

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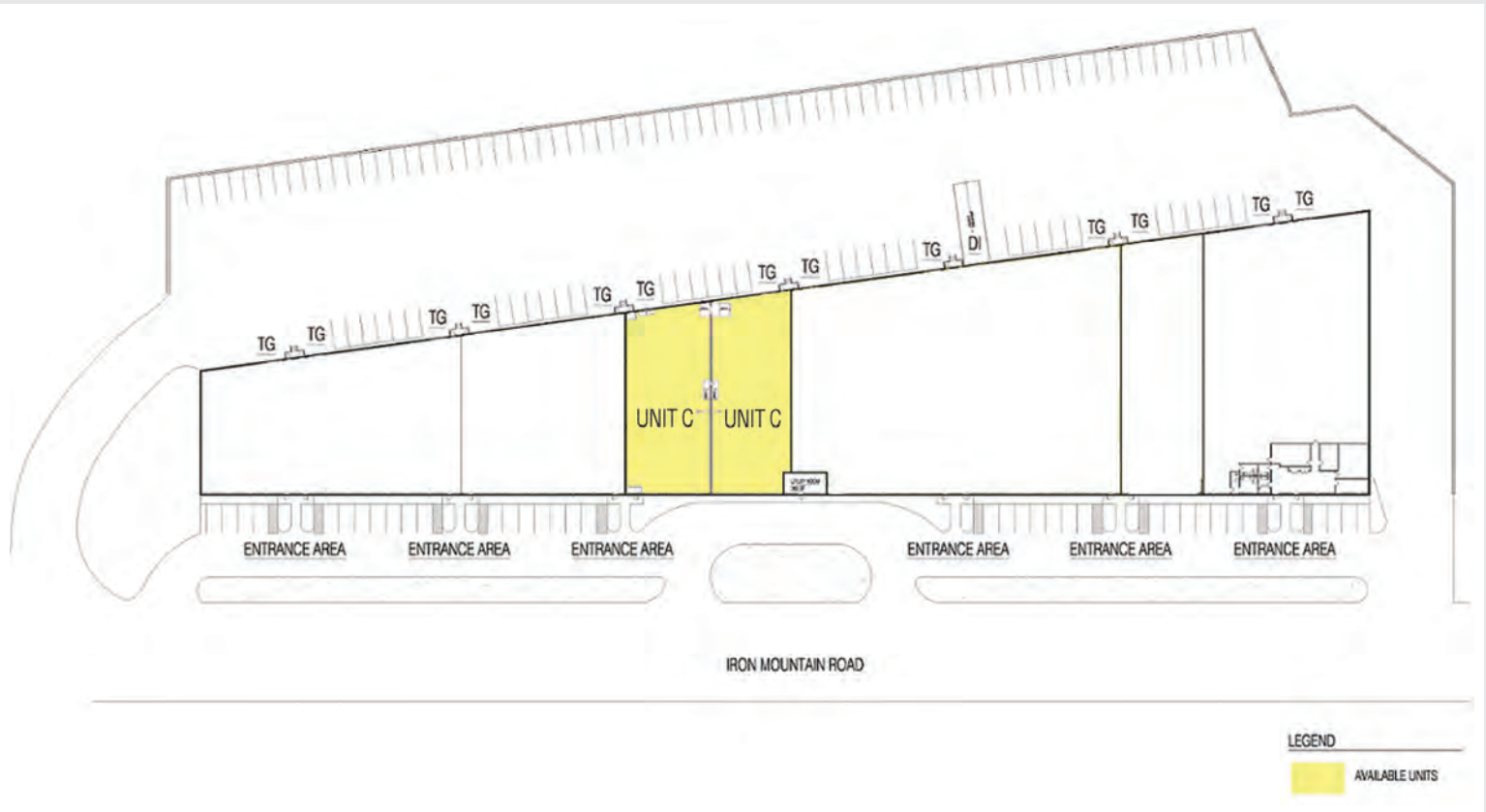
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Exclusive Leasing Agent:



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