



*950 Route 46
Roxbury Township, New Jersey*

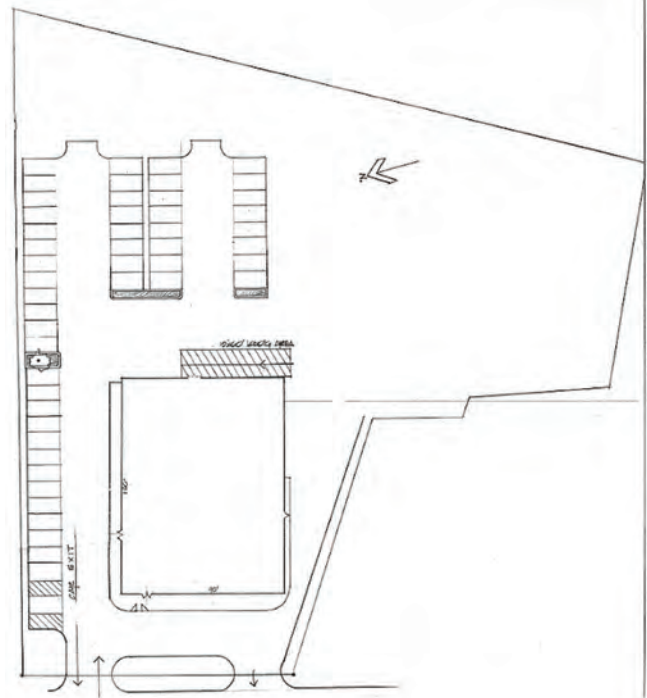
FOR LEASE

PROPERTY SPECS:

SF Available: 10,800 SF
Office SF: To suit
Taxes: \$2.02 PSF
Asking Price: \$12.00/SF. NNN
Land Area: 2.3 Acres
Column Spacing: Clear span (90' x 120')
Car Parking: 48 spaces
Dock Doors: 1 Tailgate
Zoning: B-2 (permits retail, office, daycare, banking)
Traffic Count: 42,349
Demographics: (2017 Estimate)

	1 mile	3 mile	5 mile
Population	2,173	37,518	94,091
Number of HH	753	14,277	35,125
Avg HH income	\$145,636	\$112,802	\$113,538

Comments: Building to undergo renovation to include new parking lot, HVAC, bathrooms and windows. Exterior to be upgraded.



For more information, please contact:

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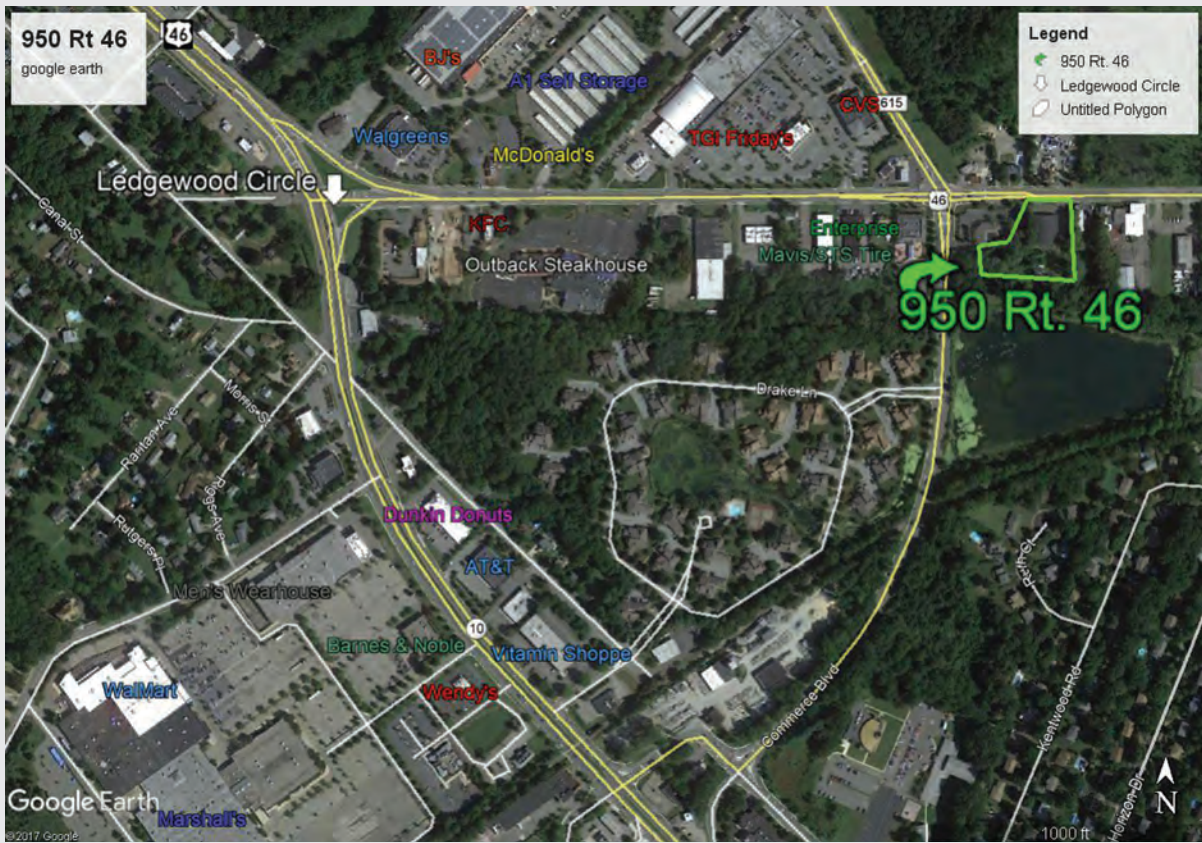
Scott Peck, SIOR
speck@resource-realty.com

Exclusive Leasing Agent:



www.resource-realty.com

973-299-0900



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