



# For Sale

## Details:

- Ideal for user/purchaser.
- Sale Price: Negotiable.
- 2 story office building built by in 2005
- Owner occupied / well maintained
- 2.77 Acres located at the controlled intersection of Corporate Dr. and Riverside Dr. (GREAT VISIBILITY)
- RE Taxes for 2017: \$174,401 (Appeal Pending)
- 75 Total parking spaces (includes 4 handicap spaces); ratio of 4.0/1,000
- Possibility of existing tenant leasing back a portion of the building
- Ideal HQ facility
- Easily divisible to create multi-tenant facility.

**+/- 17,817 SF**

**1 Corporate Drive  
Wayne, New Jersey**

For more Information please contact:

**Frank D. Recine**

Executive Managing Director

+1 973 829 4738

[frank.recine@am.jll.com](mailto:frank.recine@am.jll.com)

**Derek DeMartino**

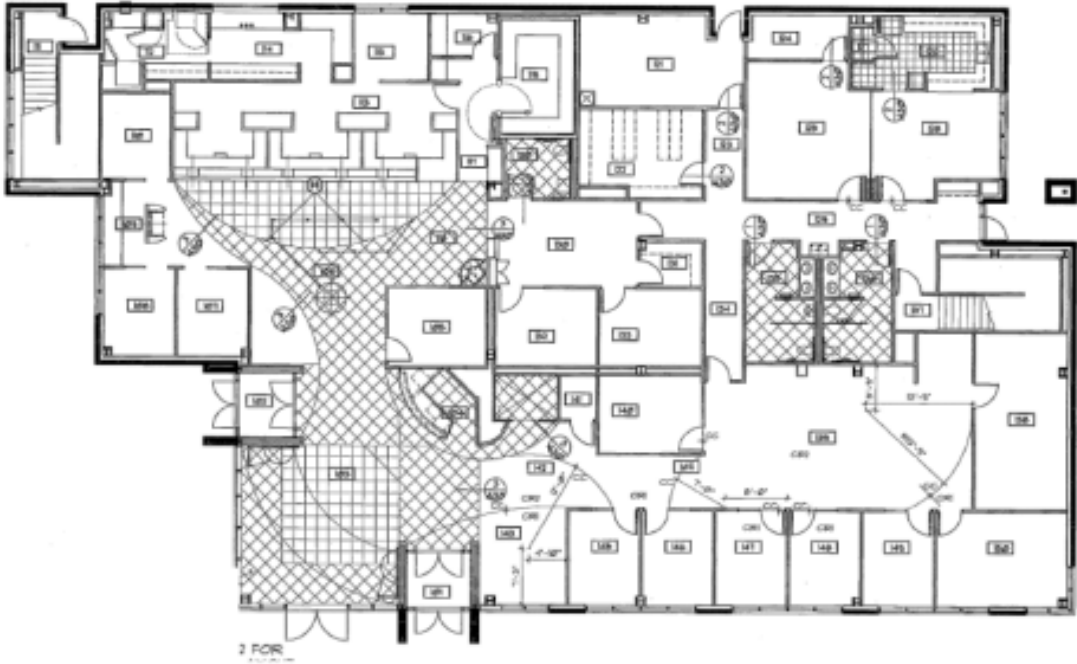
Senior Vice President

+1 201 528 4413

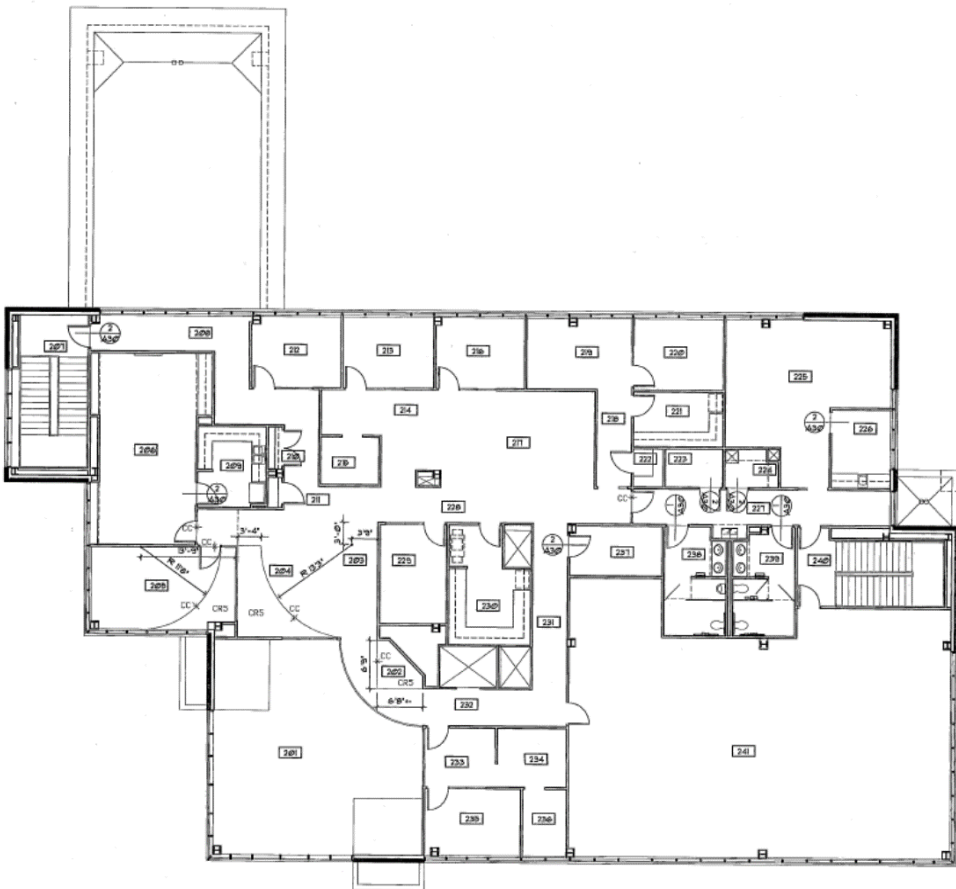
[derek.demartino@am.jll.com](mailto:derek.demartino@am.jll.com)



Site plan - first floor



Site plan - second floor



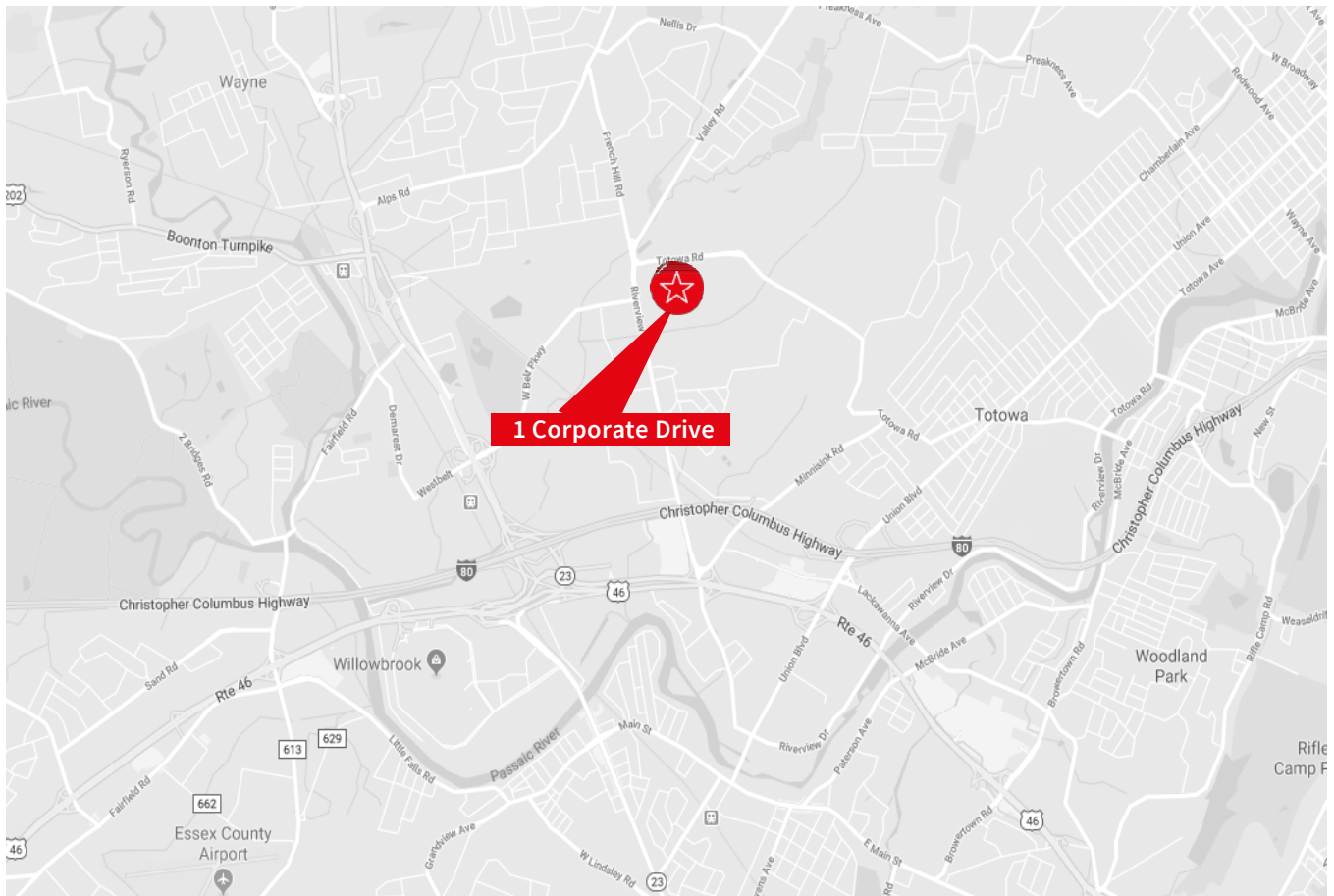


## Building Specifications

- Exterior: brick and glass façade.
- Fire protection: Sprinklers (entire building).
- Hydraulic elevator rated at 2,500 Lbs.
- HVAC: 60 Ton RTU/VAV system



## Location



## Location Information:

- GREAT VISIBILITY: Located at a controlled intersection of Corporate Drive and Riverview Drive.
- Easy access to Route 80, Route 46, and Route 23.
- In close proximity to Route 287, Garden State Parkway, and NJ Turnpike.
- Amenities in close proximity.
- Located just 3.4 miles from Willowbrook Mall.
- In close proximity to NJ Transit buses and trains.