

# 1 Iron Mountain Road Mine Hill, NJ

*For*  
**LEASE**  
*4,000 SF*



For further information,  
please contact  
Exclusive Broker:

**Brian Wilson**

Sales Associate

[bwilson@resource-realty.com](mailto:bwilson@resource-realty.com)

**Scott D. Peck, SIOR**

Senior Vice President

[speck@resource-realty.com](mailto:speck@resource-realty.com)

Exclusive Marketing by:



**RESOURCE REALTY of  
Northern New Jersey**

299 Cherry Hill Road,  
Suite 202

Parsippany, New Jersey 07054

Phone: 973-299-0900

Fax: 973-299-0903

[www.resource-realty.com](http://www.resource-realty.com)

<b>Space Available:</b>	4,000 SF
<b>Office Area:</b>	1,200 SF
<b>Warehouse Area:</b>	2,800 SF
<b>Property Type:</b>	Industrial
<b>Unit Parking:</b>	10 spaces (room for more)
<b>Loading:</b>	2 Drive-in Doors

**Building:** Facility Size: 8,000 SF  
Year Built: 1994  
Ceiling Height: 16'  
Column Spacing: None

**Site:** Zoning: C/I-1  
(liberal industrial  
zoning which permits  
recreation, warehouse,  
office and medical)

**Site:** 1.16 Acres

**Utilities:** Power (JCP&L):  
225 Amps@  
480 Volts  
Sprinkler: Wet  
Heat: Gas  
Water: Municipal  
Sewer: Septic

**Financial  
Data:** Lease Rate:  
\$6.75 NNN  
Taxes & CAM:  
\$2.00 PSF Est.