



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

FOR SALE / LEASE

300 MYRTLE AVENUE
BOONTON, NJ

SALE: 89,435 +/- Sq. Ft.

SALE PRICE: \$6,500,000

LEASE: 58,180 +/- Sq. Ft.

LEASE PRICE: \$5.50 Net

CONTACT

EXCLUSIVE BROKER

Jeffrey Fulton

Mobile: 201-362-1015

jfulton@teamresourcesinc.com

Ed Schein

Mobile: 201-841-1407

eschein@teamresourcesinc.com



300 MYRTLE AVENUE BOONTON, NJ

FOR SALE:

- 89,435 +/- sq. ft.
- 10,200 +/- sq. ft. of Office
- 13'-26' Ceilings
- 4 Tailboard Doors

FOR LEASE:

- 58,180 +/- sq. ft.
- 5,100 +/- sq. ft. of Office
- 13'-26' Ceilings
- 3 Tailboard Doors

VISIBLE FROM ROUTE 287 & ZONED C2 BUSINESS & INDUSTRY

- On 2+/- Acres
- 6,000 lb. Freight Elevator
- Taxes are approx. \$1.08 psf
- CAM: \$1.00 psf



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Team Resources Inc.
1050 Wall Street West
Lyndhurst, NJ 07071

(201) 438-1177

teamresourcesinc.com

All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



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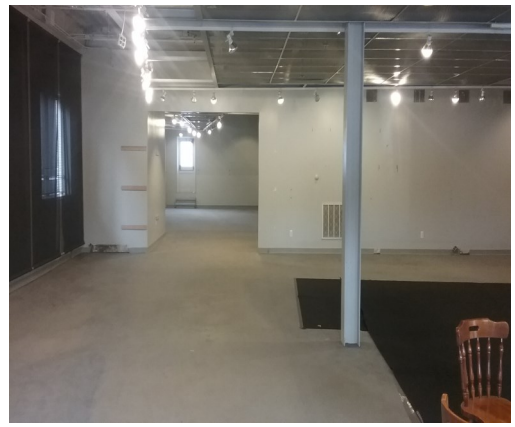
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