

RECREATIONAL USE BUILDING FOR SUBLEASE

2 CHIMNEY ROCK ROAD

BRIDGEWATER, NJ (GPS ADDRESS: BOUND BROOK, NJ)



AVAILABLE SPACE

22,000 SF TOTAL | 18,500 SF Clear span space
3,500 SF Office (Can be made smaller
to 2,500 SF)

POWER

1200 AMP - 120/208 VOLT
3 PHASE 4 WIRE

BUILDING SIZE

22,000 SF

AVAILABILITY

Call to discuss

ZONING

Recreational use permitted

LEASE EXPIRES

April 30, 2024

BAY SIZE

Clear Span (100' X 185')

RENT

Call for pricing

HEATING

Gas Hot Air

COMMENTS

- Immediate Occupancy
- Leasing office and property management on-site

LEASING INFORMATION

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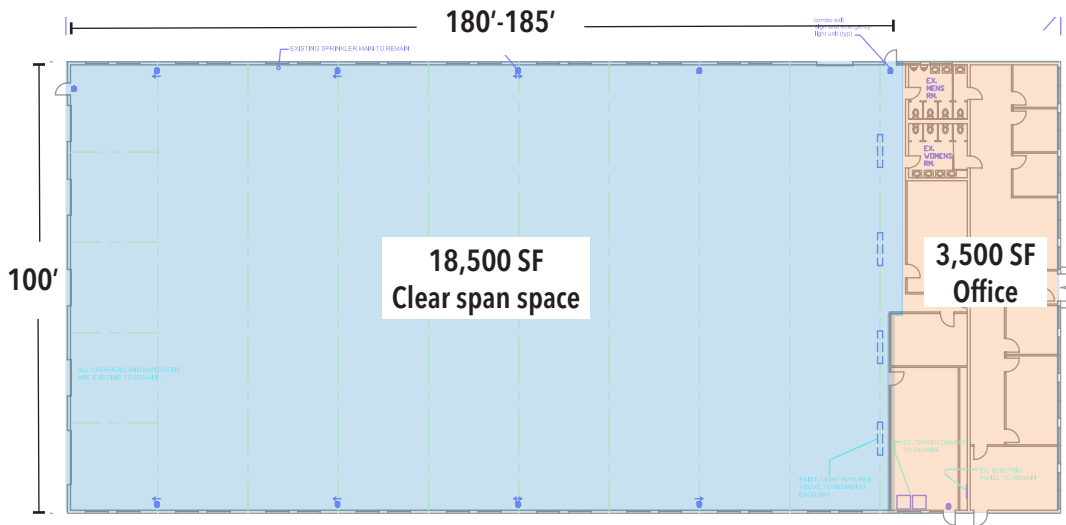
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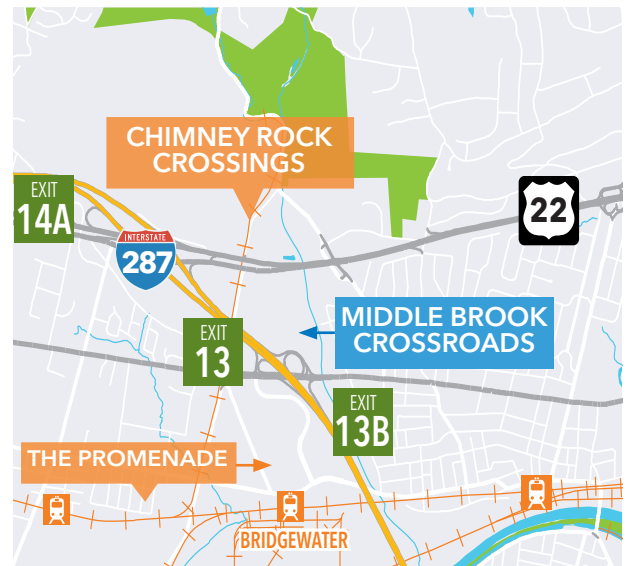
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FLOOR PLAN
1/8" = 1'-0"

LOCATION FEATURES

- Excellent location
- Part of Middlebrook Crossroads Complex
- Proximity to highways and transportation including Newark Airport
- Convenient to Chimney Rock Crossings (Whole Foods, Nordstrom Rack, Saks OFF Fifth)
- Close proximity Bridgewater Promenade (Home Depot, Target, Costco, Old Navy, Michael's, Bed Bath and Beyond, Pet Smart)
- Highly visible from I-287, Route 22 and 28 / signage possible



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