



# For Lease/Sale

**9,800 SF**

**389 Franklin Avenue  
Rockaway, NJ**

## Specifications

- 9,800 SF office | lab | light manufacturing space
- Building is available for immediate occupancy
- 3.45 acres
- 40 parking spaces, parking lot repaved in 2016
- Municipal water and sewer
- Gas is NJ Natural Gas
- Electric is serviced by JCP&L
- Building is fully air conditioned
- Zoning: Hi-Tech Light Industrial (permits light industrial, assembly, packaging, scientific research facilities devoted to research, testing, design and/or experimentation)

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## Location

- Close proximity to Routes 80, 46 and 10
- Accessible by NJ Transit Denville and Dover stations





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