

FOR SALE**Office ♦ Industrial ♦ Flex Building**

Township of East Hanover, Morris County, NJ

LOCATION

733 Ridgedale Avenue
 East Hanover, NJ 07936
 Identified as Lot 10 in Block 1.01

ZONING

Light Industry I-3 Zone

PERMITTED USES

Warehouse, light industrial, laboratory,
 municipal garage, municipal utilities

BUILDING SIZE

Bldg. A: ±20,160 SF - single story flex
 Bldg. B: ±22,410 SF - two-story hybrid flex
 Outdoor storage

PARKING

2 spaces per 1,000 SF

OFFERING PRICE

Upon Request

REAL ESTATE TAXES

\$79,895.06 for 2015

2015 ASSESSMENT

Improvements	\$3,111,800	\$136.92/SF
Land	\$ 570,000	\$4.36/SF
Total Value	\$3,681,800	\$28.17/SF

PROPERTY DESCRIPTION

Rare owner occupant opportunity. 80% occupied twin industrial/flex buildings, situated on ±2.28 acres. Modern office design and construction includes poured concrete, three-phase 400 amp electric service and municipal water and sewer. Immediate access to 4-way Route I-280 interchange Exit 1.

□ Building A:

- The front portion of the building is comprised of ±10,160 SF office space with four entrances affording quick demising into individual units. Rear section of the building currently built as flex space with four tailboard loading docks, a high bay drive thru door and ceiling clearance of ±20'.

□ Building B:

- The Second story is built as individual offices of varying sizes.

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

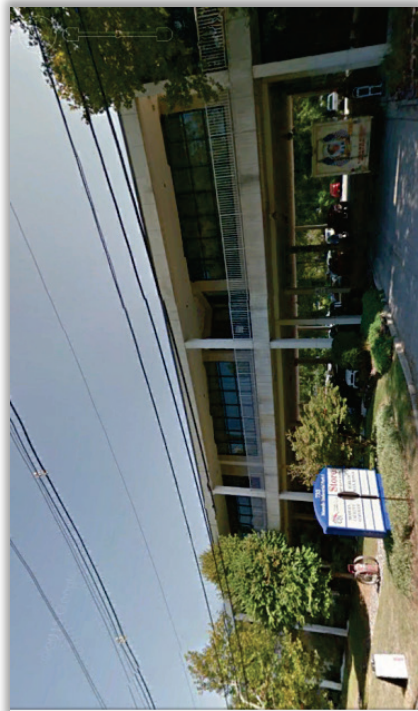
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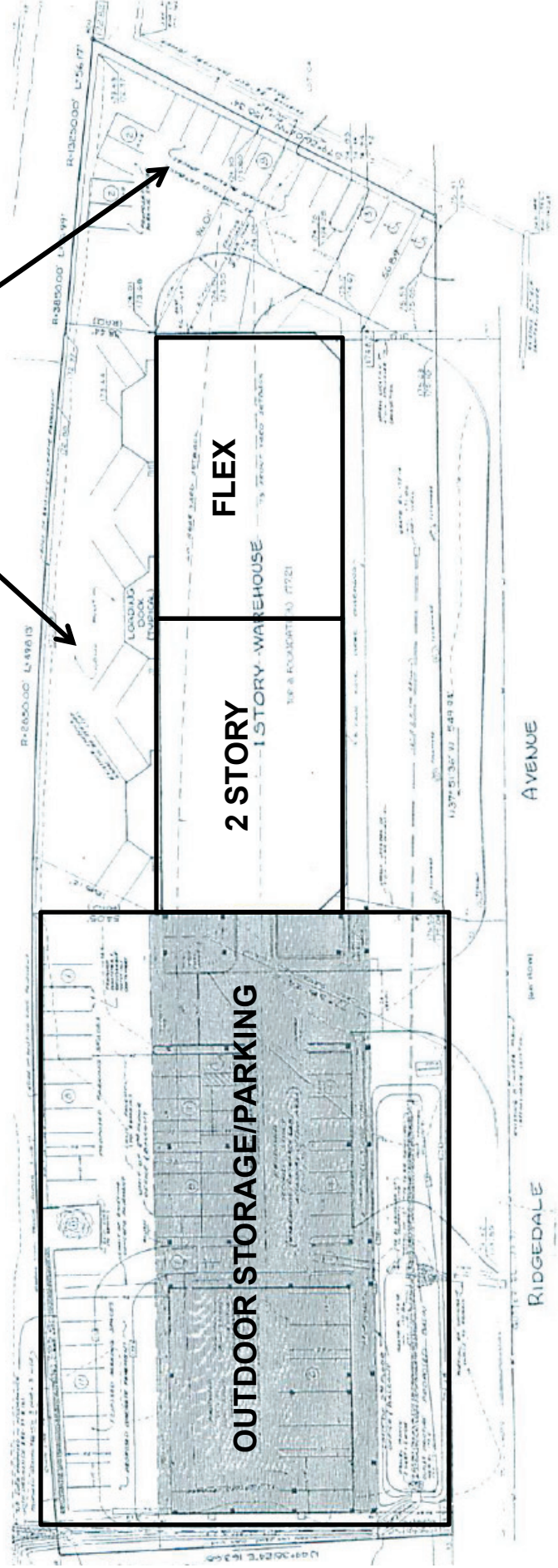
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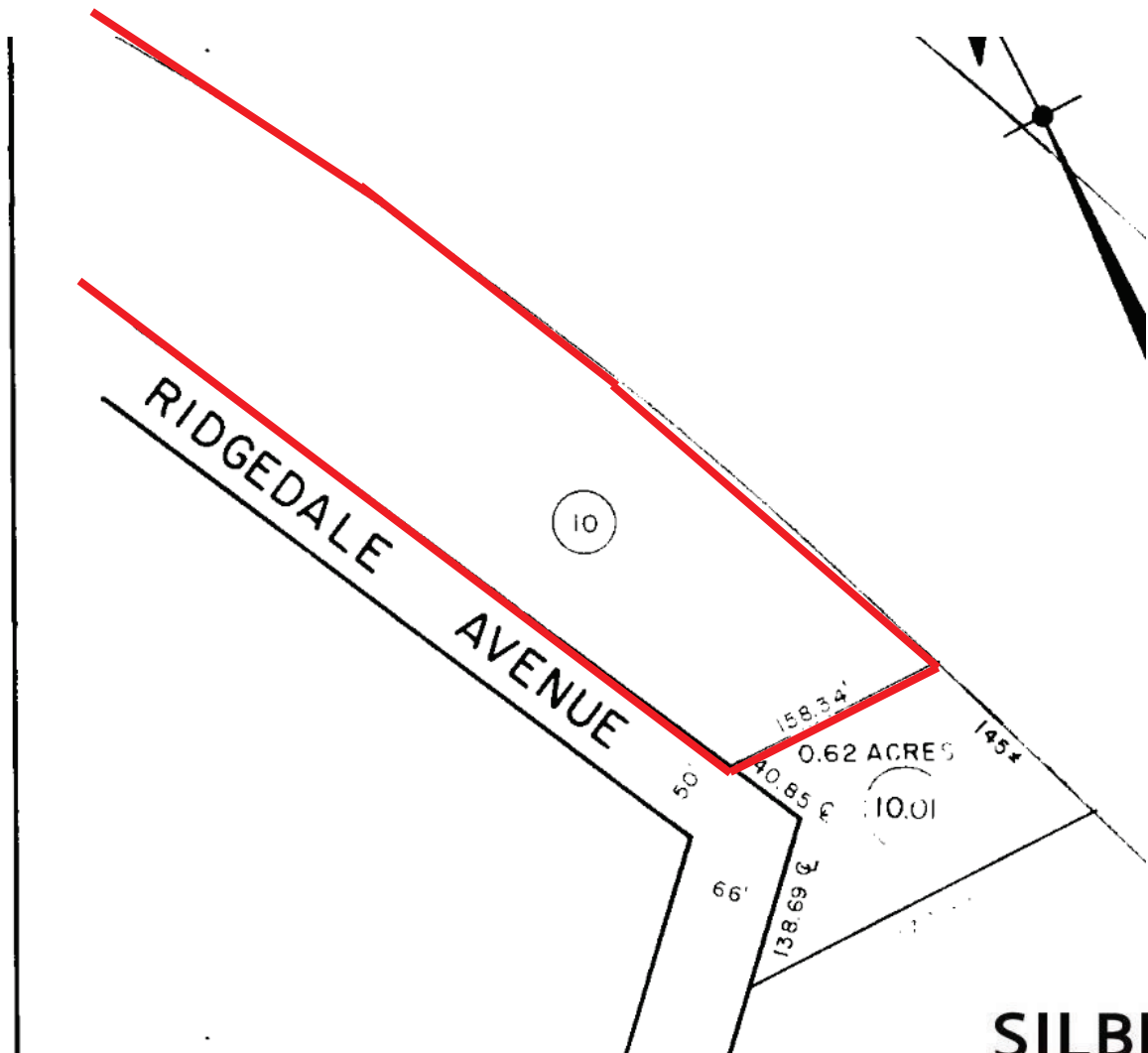
733 RIDGEDALE AVENUE, EAST HANOVER, NJ – SITE PLAN



PARKING AREAS



733 RIDGEDALE AVENUE, EAST HANOVER, NJ – PHOTO & TAX MAP



733 RIDGEDALE AVENUE, EAST HANOVER, NJ – LOCATION MAP & AERIAL



733 RIDGEDALE AVENUE, EAST HANOVER, NJ – 2 MI AERIAL

