

## RECREATIONAL USE BUILDING FOR LEASE

# 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

### SPRINKLER

100% wet

### ZONING

Recreational use permitted

### AVAILABILITY

Immediate

### BAY SIZE

Clear Span (100' X 185')

### RENT

Call for pricing

### HEATING

Gas Hot Air

### COMMENTS

- Leasing office and property management on-site
- New LED lighting

## LEASING INFORMATION

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### LORI ZUCK

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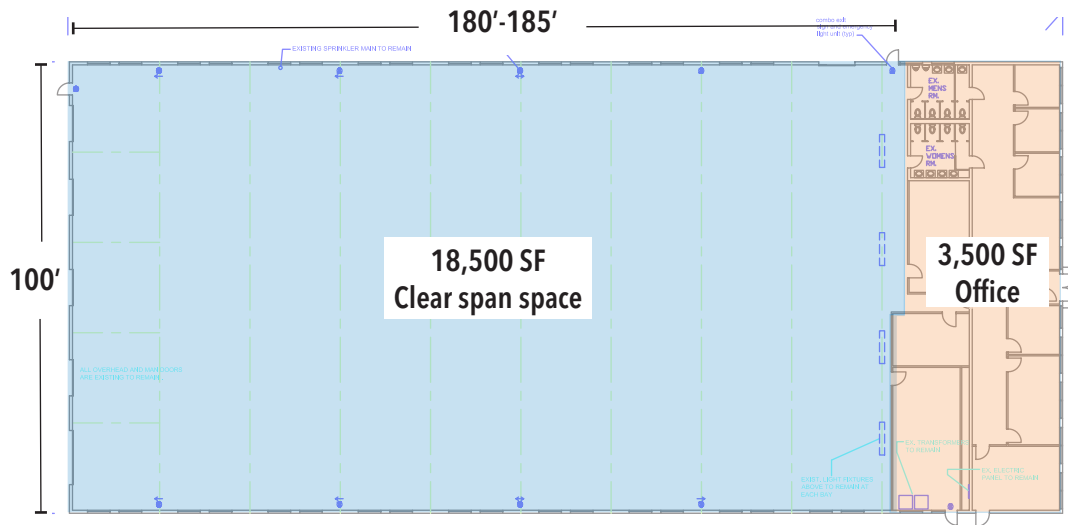
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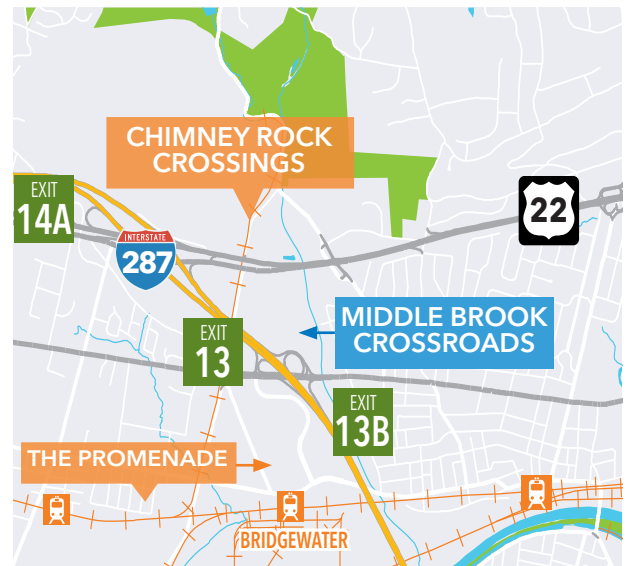
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FLOOR PLAN  
1/8" = 1'-0"

## 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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