



WAREHOUSE FOR LEASE
CEDAR KNOLLS, NJ
52 HORSE HILL ROAD

WAREHOUSE AVAILABLE IMMEDIATELY

AVAILABLE SPACE

- Approx. 13,000 sf
- Front location with window line
- Private office with private entrance
- Heated
- Three bathrooms
- No columns
- Drive in with man door
- Additional loading docks possible

PROPERTY FEATURES

- 12 ft ceiling height / 10.5 to the beams
- 120-480V power
- 70 parking spots
- Security cameras
- Park like setting
- Proximity to Downtown Morristown, train line, shops, restaurants, Route 287, Rt 80 and Rt 24
- [Click here for zoning](#)

Asking Rental Rate \$16.00 NNN

For more information contact:

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MICHAEL TACCETTA

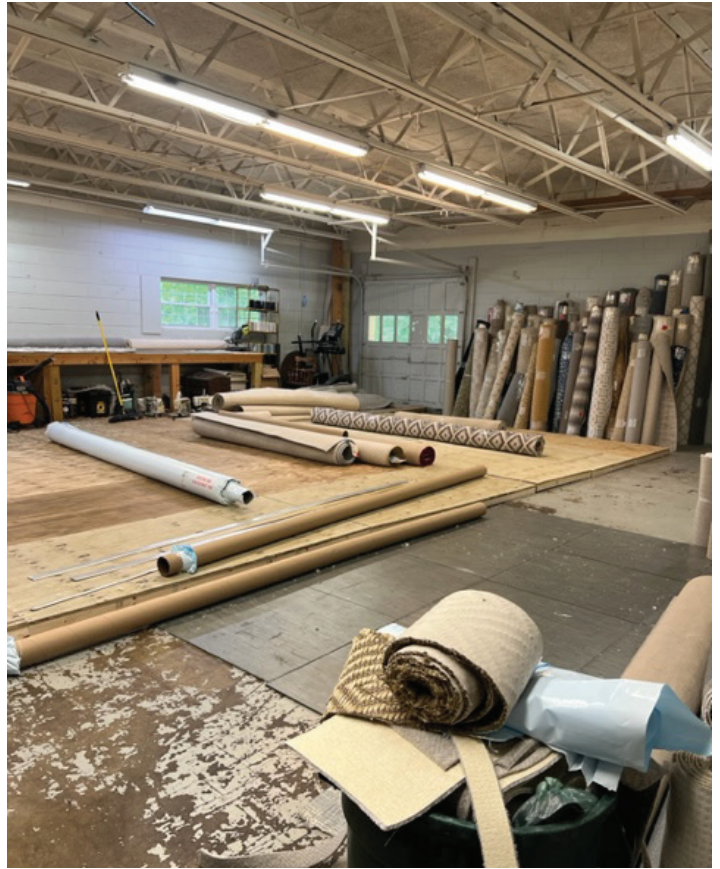
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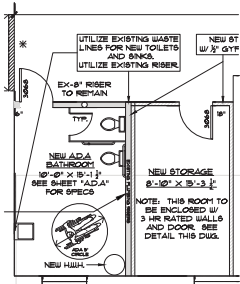
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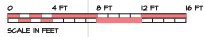
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FLOOR PLAN



PROPOSED LAVATORY

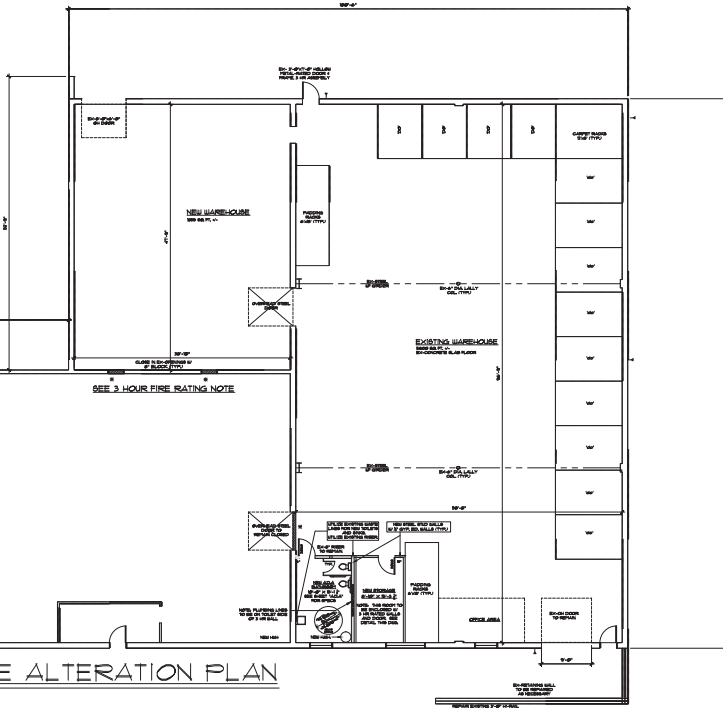
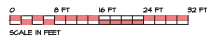


* 3 HOUR FIRE RATING:
(TO BE INSTALLED UPON OCCUPANCY OR FRONT SPACE)
BASE LAYER 1/2" PROPRIETARY TYPE X GYPSUM BD, APPLIED PARALLEL TO EACH SIDE OF 1 1/2" STEEL STUDS 24" O.C. WITH 1/2" TYPE S DRY WALL, SCREWS 24" O.C.
FACE LAYER 1/2" PROPRIETARY TYPE X GYPSUM BD, APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE WITH 2 1/2" LONG TYPE S DRY WALL, SCREWS 12" O.C. AND 1/2" TYPE G SCREWS MIDWAY BETWEEN STUDS ALONG HORIZONTAL JOINTS. JOINTS STAGGERED 24" EACH LAYER AND SIDE.

SEE 3 HOUR FIRE RATING NOTE

(UNOCCUPIED)
AREA WITH ALL
FIXTURES AND
ELECTRICAL
A UNIT'S SCHEM.

PROPOSED WAREHOUSE ALTERATION PLAN



General Notes:

- EXISTING CONDITIONS NOTE:**
- 1. DUE TO THE AGE, CONDITION OF THE BUILDING AND NON-VISIBLE STRUCTURAL MEMBERS, THE CONTRACTORS ARE TO SURVEY THE STRUCTURE, OPEN CONCEALED AREAS AND VERIFY CONDITIONS. IF DISCREPANCIES OR PROBLEMS ARE FOUND THE ARCHITECTS ARE TO BE CONSULTED IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK. THE ARCHITECT MADE ASSUMPTIONS BASED UPON VISUAL INSPECTIONS, HOWEVER, ALL CONDITIONS AND STRUCTURAL MEMBERS COULD NOT BE SEEN, THEREFORE, BEFORE BEGINNING WORK, THE CONTRACTORS ARE TO:
 - o REMOVE FINISHES AND OTHER MATERIALS CONCEALING STRUCTURAL MEMBERS AND VERIFY THEIR CONDITION, SIZE AND LOCATIONS. IF ANY STRUCTURAL MEMBERS ARE IN POOR CONDITION OR QUESTIONABLE IN ANY WAY THE SITUATION IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CORRECTIVE DESIGN.
 - o ALL CONSTRUCTION INCLUDING MECHANICAL, ELECTRICAL, PLUMBING SYSTEMS ARE TO BE CREATED AND ANY VIOLATIONS OR POOR CONDITIONS ARE TO BE CORRECTED.
 - o ALL DIMENSIONS OF EXISTING CONDITIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT IN THE FIELD TO ALIGN AS SHOWN ON DRAWINGS (TYP.)

No.	Revision	Date
NOTE: NO CHANGES ARE TO BE MADE TO THE BUILDING WHICH DEVIATE FROM THESE GENERAL CONDITIONS, TECHNICAL NOTES, AND CONSTRUCTION DRAWINGS WITHOUT PRIOR APPROVAL BY THE ARCHITECT. IF THE CONTRACTORS OR OWNERS PROCEED WITH CHANGES WITHOUT PRIOR APPROVAL BY THE ARCHITECT THEY WILL DO SO AT THEIR OWN RISK, AND SUCH CHANGES MAY REQUIRE REMOVAL.		
PROPOSED BUILDING FOR: J & S DESIGN 52 HORSEHILL ROAD HANOVER TOWNSHIP, NJ BLOCK 101 LOT 10 JAYD HAKAKIAN, OWNER 13 MT. KETIBLE AVE. MORRISTOWN, NJ 973.625.9229		
scialla and associates architects incorporated 0000000000000000 median office 16 woodland rd., p.o. box 412 brookside, n.j. 07928 robert j. scialla, architect n.j. reg. 9728 - n.j. reg. 10917 973-543-9889 fax 973-543-1621		
Date: 01/08/10	Dwg. No. A2	Scale: 1/8" = 1'-0"