

FOR SALE AVAILABLE IMMEDIATELY
LEDGEWOOD, NJ
1895 ROUTE 46

BEAUTIFULLY APPOINTED FREE-STANDING OFFICE AND WAREHOUSE

PROPERTY AND OFFICE FEATURES

- 28,700 sf on 9.2 acres
- Ideal for owner/user
- Newly renovated, beautifully appointed office space
- New furniture available
- Updated kitchen on both floors
- Multiple large offices and conference rooms
- New HVAC with multiple zones
- 45 parking spaces

WAREHOUSE FEATURES

- Approx 7300 sf of warehouse on each floor
- 800/380 Power with full back up generator system
- Security cameras throughout building and property
- 2 Stories with warehouse/distribution/storage on both floors
- [Click here for zoning](#): LIOR Light Industrial/ Office Research District
- Drive In plus Freight Elevator
- Easy Access to Rt. 80/46/287

For more information contact:

NANCY STANTON-TUCKMAN

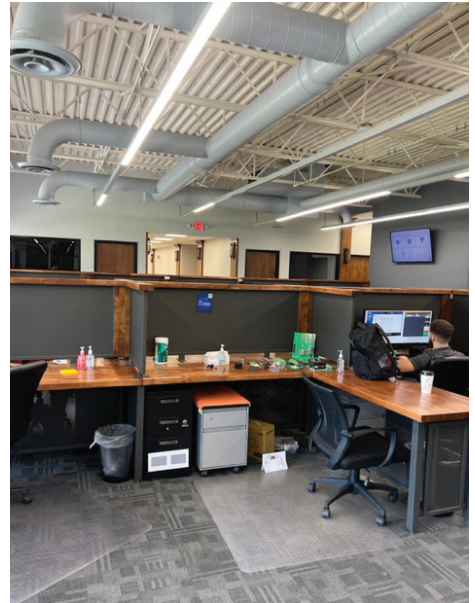
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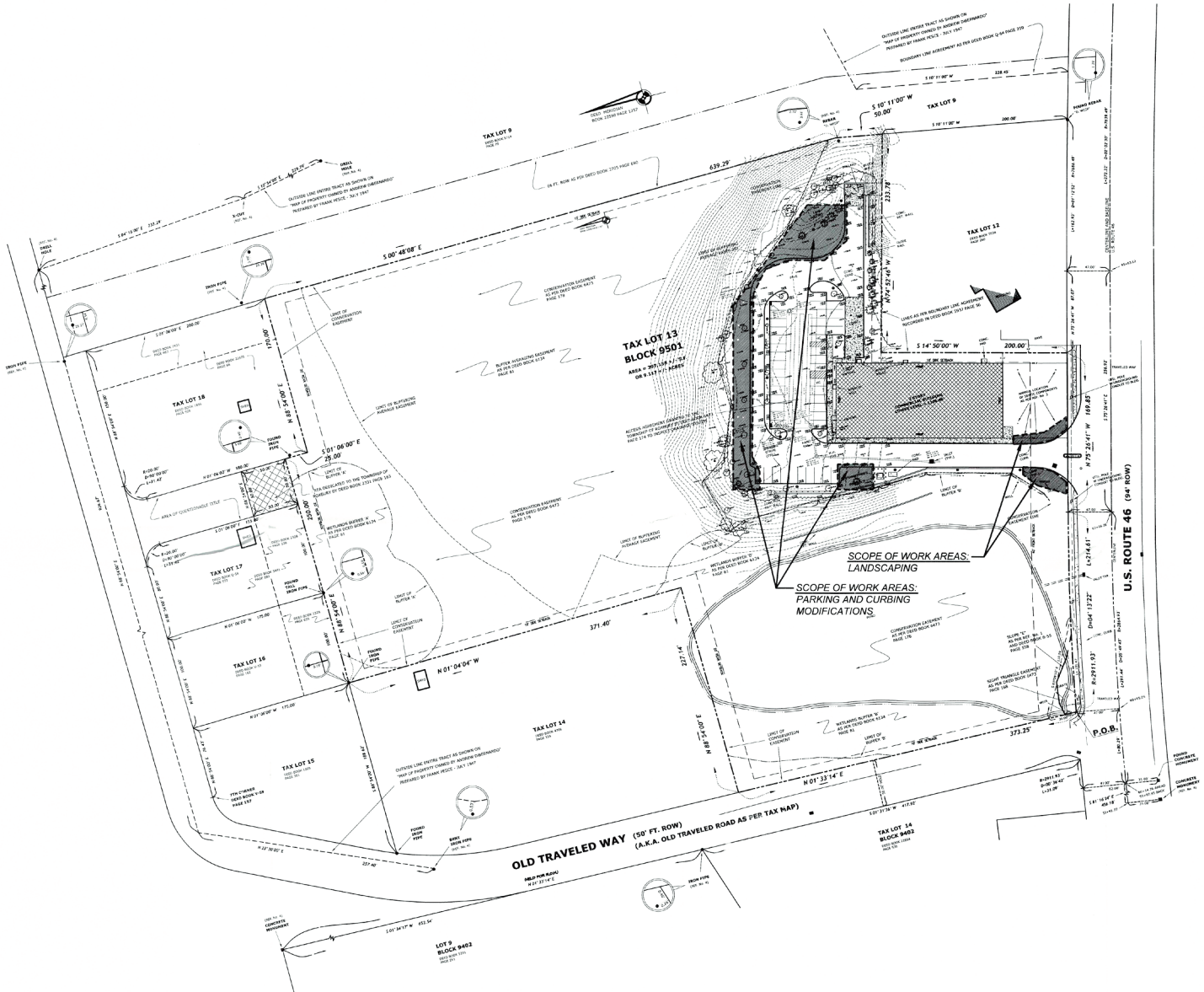
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EXISTING CONDITIONS AND SCOPE OF WORK KEY PLAN
 SCALE: 1"=50'-0"

