



FOR LEASE
BOONTON, NJ
315 WOOTTON STREET

FLEX SPACES AND OFFICE FOR LEASE

AVAILABLE SPACE

Unit 1 and 2

- +/- 2500 sf of open warehouse with offices
- Can be combined to +/- 5000 sf total
- Drive-in access with oversized door of approx. 20 ft. x 20 ft.
- Approx. three offices and conference room
- Newly built bathrooms, kitchenette
- Fully heated and air conditioned
- 3 Phase power 120/240
- 17 ft. ceilings

Unit 3

- +/- 1800 sf of office space
- Five beautifully appointed private offices
- Large bull pen
- Private bathroom

PROPERTY/BUILDING FEATURES

- +/-30,000 sf of flex space
- Two story building
- Parking ratio 4.17/1000
- Zoning I-1
- Ample power
- Signage available
- Proximity to Route 287/80/46/280 and Downtown Boonton
- Next to Walmart, banks, shops and restaurants
- Power 120/240 3 Phase

Asking Price: \$17.50 psf NNN

For more information contact:

NANCY STANTON-TUCKMAN

C: 973.216.7107

O: 973.884.4444 ext. 19

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JACK MAIER

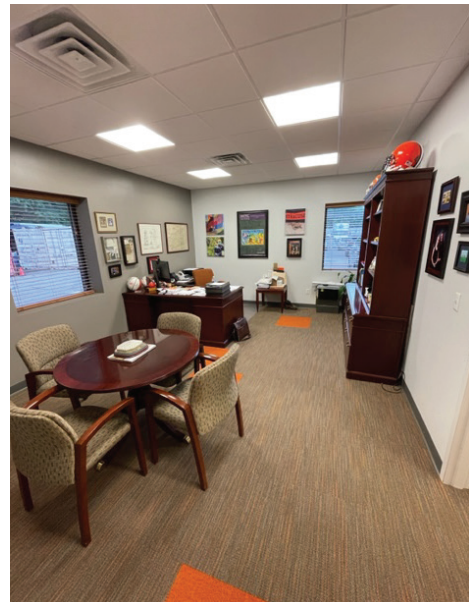
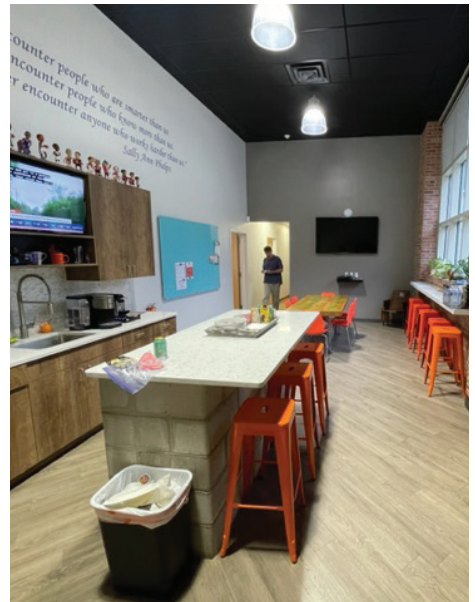
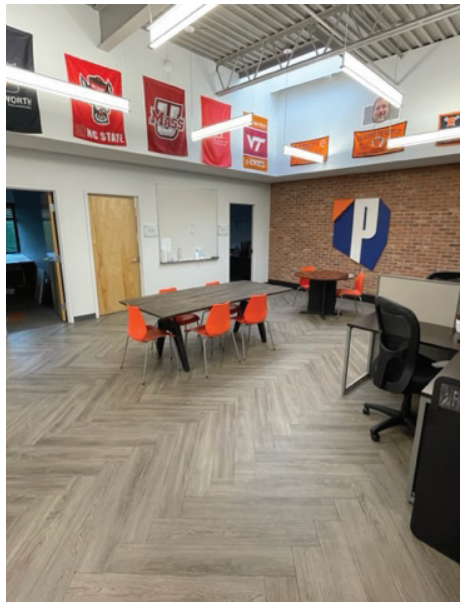
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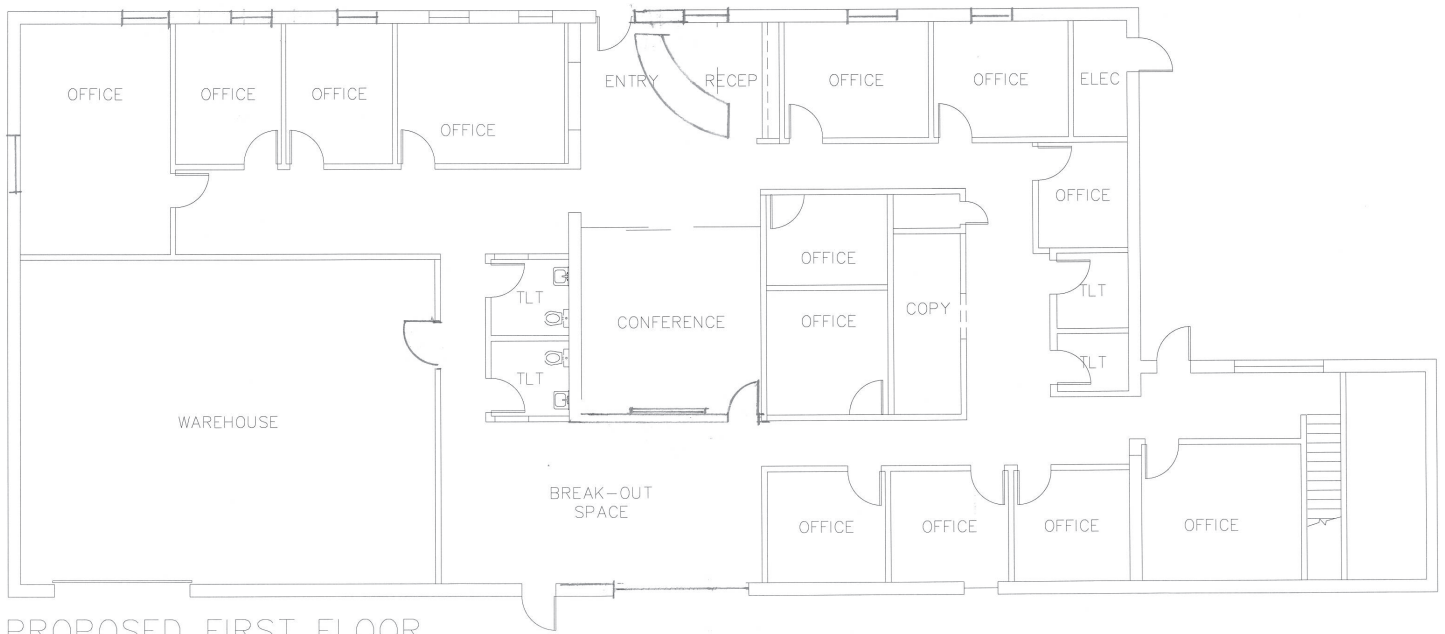
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FLOOR PLAN



PROPOSED FIRST FLOOR

FLOOR PLAN MAY NOT BE DRAWN TO SCALE