

# 17 West Street

EAST HANOVER, NJ

For Lease

Approx. 20,000SF



## Available Space

### Existing Conditions:

- Warehouse Space: +/- 17,000SF
- Office Space\*: ± 3,000SF (Includes Offices, Conf. Room, Breakroom)
  - \*Office Space Could Be Removed to Allow for Additional Warehouse Space if Needed
- Restrooms and Locker Rooms
- Loading: 3 Tailboards with Overhead Doors
  - 6'5" W x 8' H
  - 8'0" W x 8' H
  - 8'0" W x 9' H
- Ceiling Height: Approx. 14' - 16' Clear

## Property/Building Features

- Free Standing Flex Warehouse -- Click [Here](#) for Floor Plan
- I-1 Zone -- Click [Here](#) for Permitted Uses
- Parking: ± 40 Spaces on Site
- 24/7 Access
- Immediate Occupancy
- Proximate to Route 10 (East and West Bound)
- Shopping, Banks, Post Office, Restaurants—All Within a 1 Mile Radius

Rental Rate: \$13.50/psf NNN

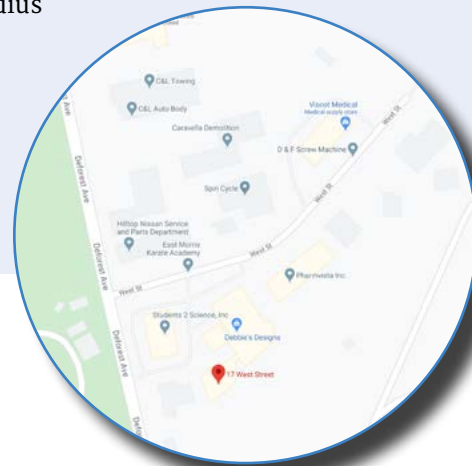
## Contact Our Exclusive Agent

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