

FOR SALE IDEAL OWNER-OCCUPANT 61,000 SF TWO BUILDING OFFICE COMPLEX WARREN, NJ

■ ADDRESS

- 67A & 67B Mountain Blvd Extension is located in the center of affluent downtown Warren Twp. 3 miles South of I-78 Exit 36 & 2.2 miles North of State Highway Route 22.

■ LAND AREA

5.21 acres

■ NET RENTABLE AREA

- 67A – 28,000 SF building (plus basement) on 2.52 acres
- 67B – 33,000 SF building on 2.69 acres (*buildings may be sold separately*)

■ TOTAL PARKING SPACES

230 surface spaces

■ UTILITIES

- Electric & Gas – JCP&L
- Water – NJ American Water
- Sewer – Warren Twp.
- WIFI – Verizon FIOS

■ ZONE

- BR-40 BUSINESS RESIDENTIAL

Permitted uses include professional, medical, financial institutions, funeral homes, non-

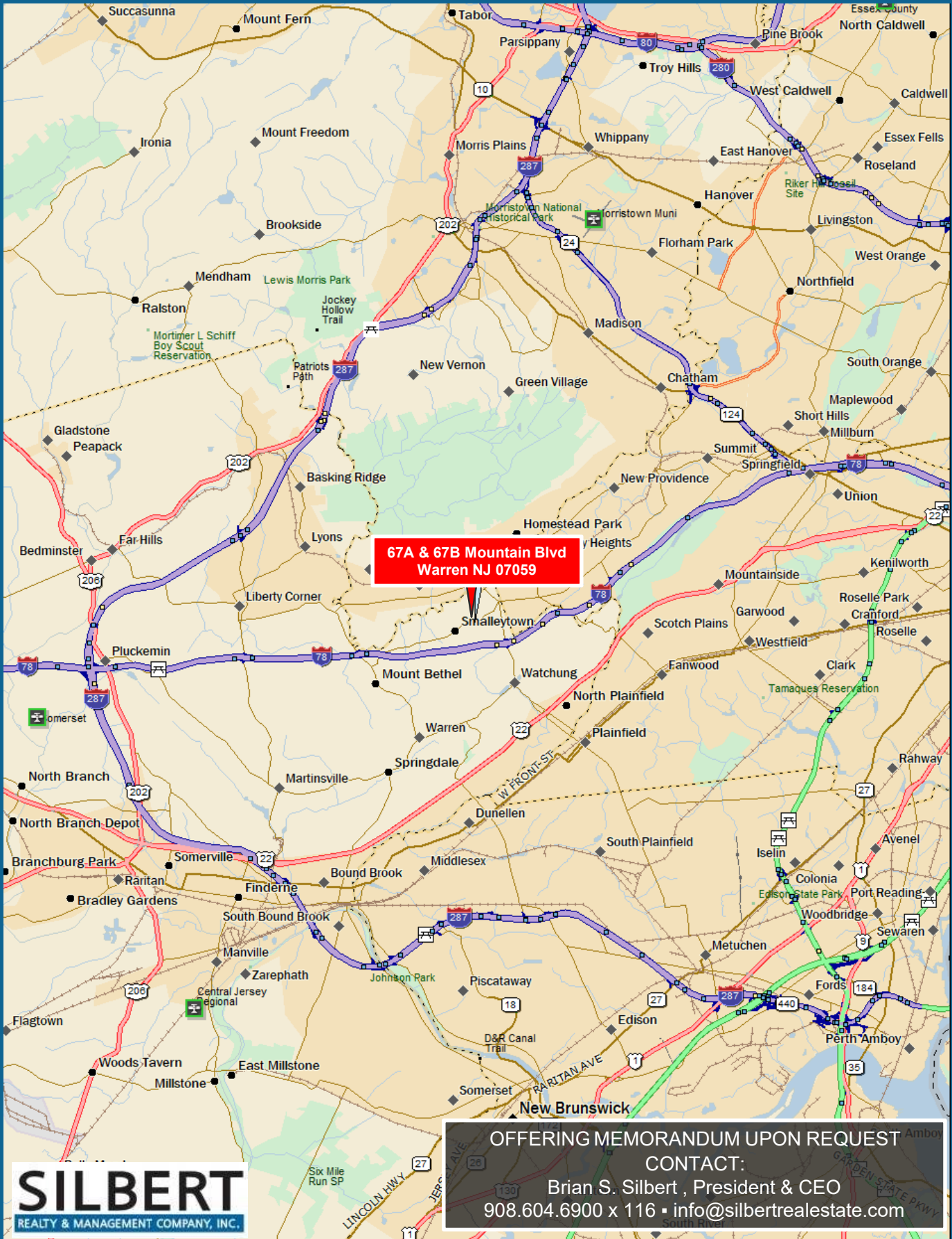
DESCRIPTION

Both contiguous two story buildings are well maintained and may be sold together or separately. Each building has upgraded HVAC, are fully sprinklered with security monitoring systems and contain one elevator and two interior staircases.



OFFERING MEMORANDUM UPON REQUEST
CONTACT:
Brian S. Silbert, President & CEO
908.604.6900 x 116 • info@silbertrealestate.com

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SILBERT
REALTY & MANAGEMENT COMPANY, INC.