

AVAILABLE FOR SALE / LEASE

12 Orben Drive, Roxbury, NJ



Facts / Features:

- **Total Building Size:** ±30,250 sq. ft.
(7 total units)
- **Available Space:** ±11,000 sq. ft.
(2 Units Available for Lease)
 - Unit #1: 5,500 sq. ft.
 - Unit #2: 5,500 sq. ft.
- **Ceiling Height:** 18'
- **Loading:** 1 Tailgate, 8 Drive-In
- **One Floor**
- **Easy access to Routes 80, 46, and 10**

Lease Price: \$7.00 per sq. ft. NNN

Sale Price: \$2,950,000 (\$96.60 per sq. ft.)

For further information, contact:

Exclusive Broker

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