

WAREHOUSE

FOR LEASE



PREMIER LOCATION



35 Love Lane

Netcong, New Jersey

72,191 SF | DIVISIBLE

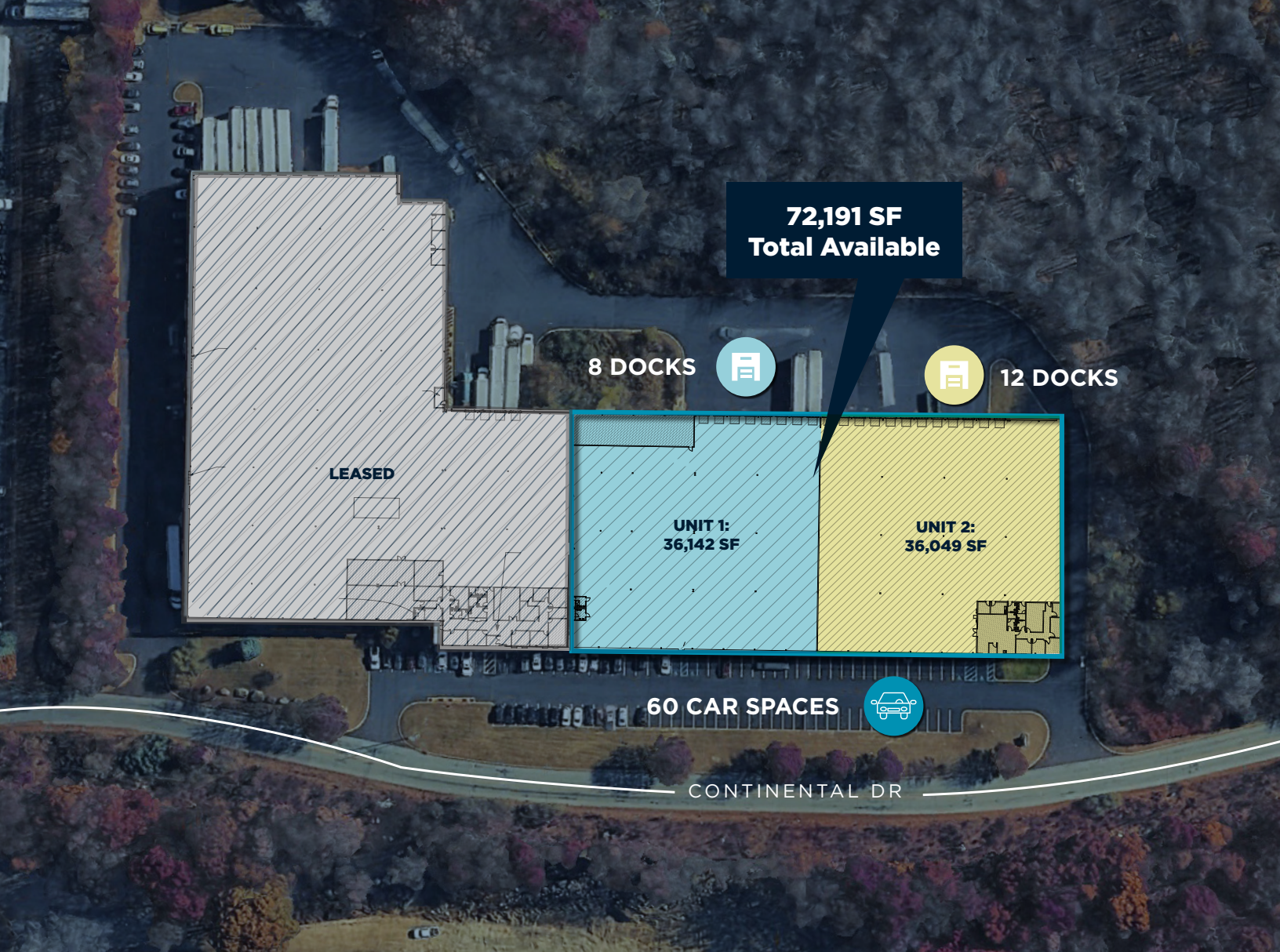
IMMEDIATE AVAILABILITY



Divisible from
 $\pm 36,000$ -72,191 SF



Direct Proximity to
I-80 and Route 46



PROPERTY OVERVIEW



Roof Replacement in 2020



Truck Court & Parking Lot Repaved in 2025

Available SF

Total: 72,191 SF
Unit 1: 36,142 SF
Unit 2: 36,049 SF

Office

Unit 1: 2,364 SF
Unit 2: 2,908 SF

Loading

Total: 20 Docks
Unit 1: 8 Docks
Unit 2: 12 Docks

Car Parking

±60 Spaces

Clear Height

34'

Year Built

2000

Power

±1,000 Amps

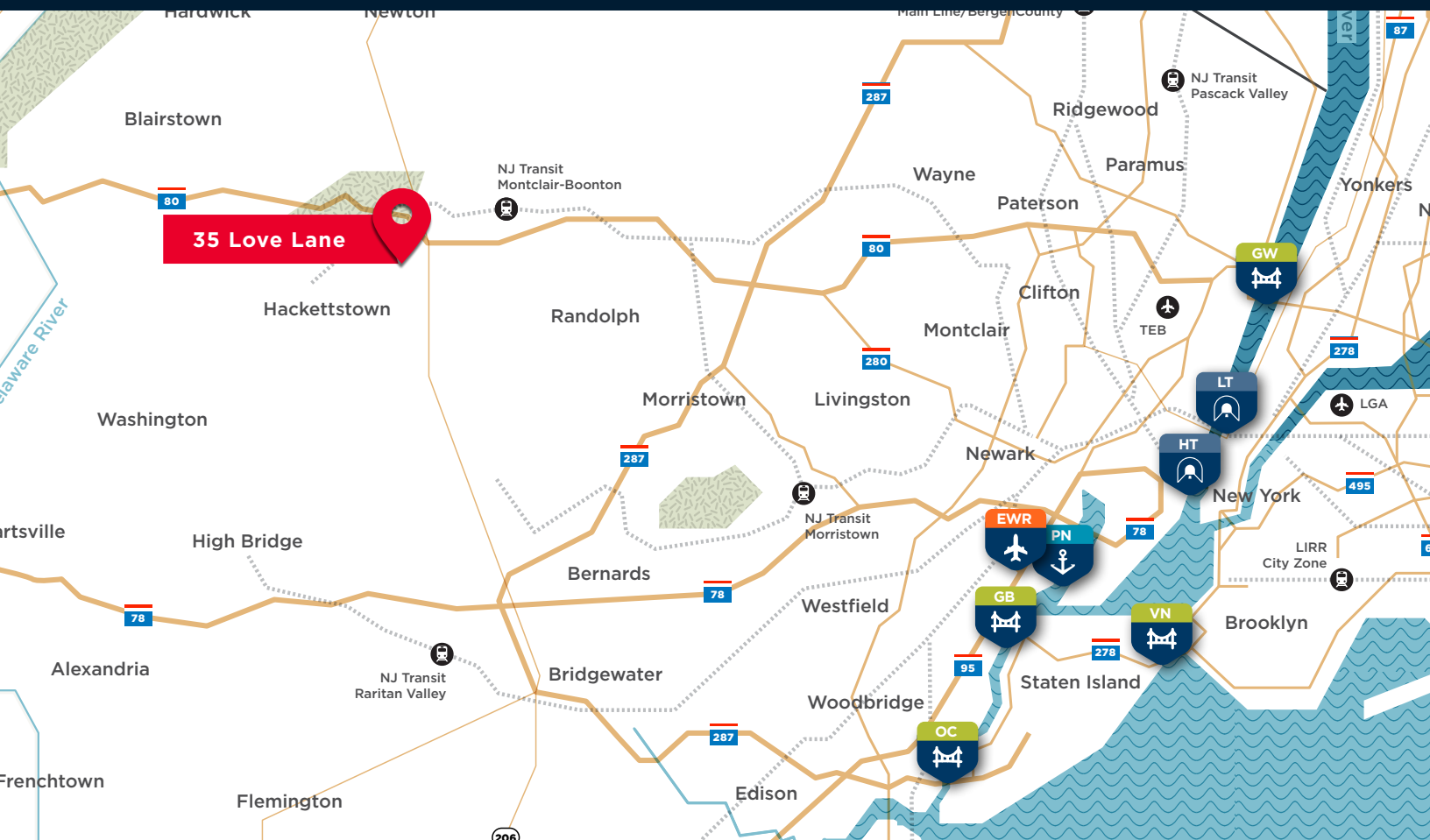
Sprinkler

ESFR

PREMIER LOCATION

A premier Netcong location that is directly off of I-80 and Route 46. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 46	0.3 mi
Interstate 80 Exit 27A	0.5 mi
Route 206	1.5 mi
Interstate 287	18 mi
NJ Turnpike	37 mi
Newark Airport	38 mi
Port Newark/Elizabeth	43 mi



40 Minutes
to Newark Airport



45 Minutes
to Port of Newark



50 Minutes
to Midtown NYC





35 LOVE LANE
NETCONG, NJ

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