



1 RARITAN ROAD

OAKLAND, NJ

+/- 98,000 SF FOR LEASE

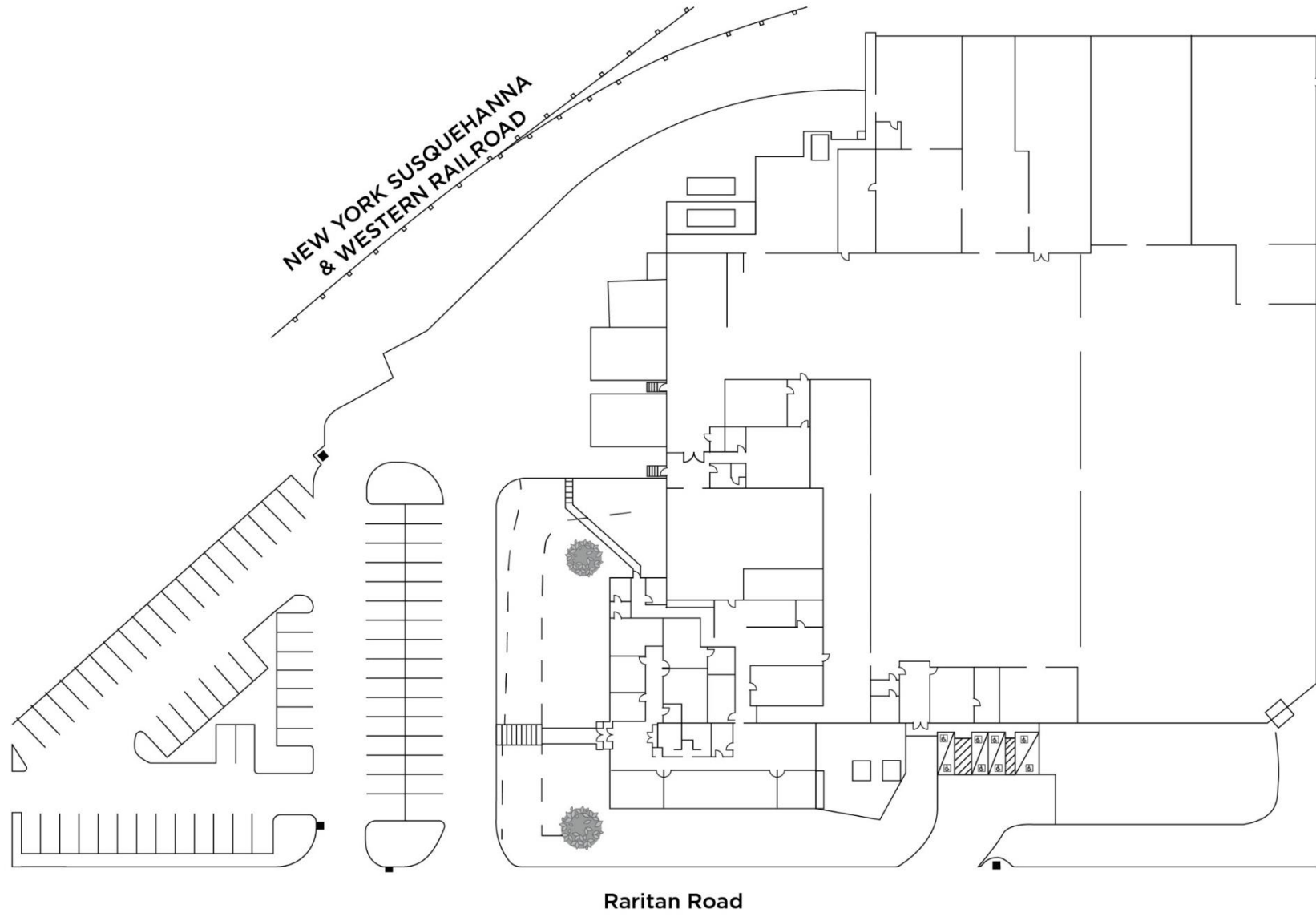


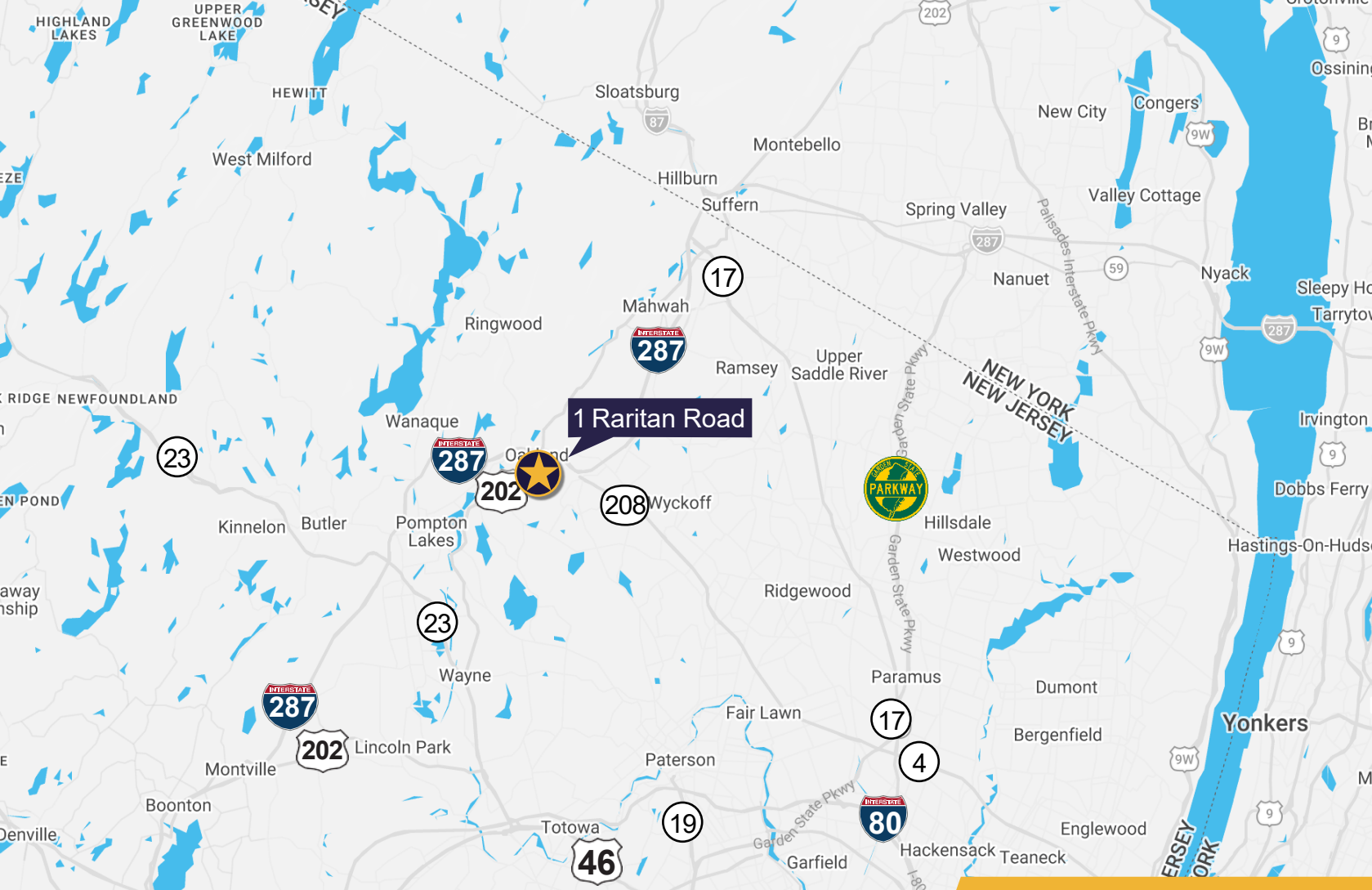
PROPERTY HIGHLIGHTS

Building Size	+/- 98,000 SF
Office Area	14,000 SF
Site Area	4.96 Acres
Ceiling Height	24' to Deck
Loading	4 Tailgates 2 Drive-ins
Column Spacing	40' x 50' / 40' x 42' / 37' x 40'
Power	3 Transformers: 2,500 KVA- 3,000 AMPS 1,800 KVA - 1,800 AMPS 2,500 KVA - 3,000 AMPS
Year Built	1989 / Renovated 1999
Parking	85 Spaces (0.88/1,000 SF) + 4 Handicapped New Asphalt in Parking Lot
Rail	Existing Rail Spur
Roof	Brand New Roof
Real Estate Taxes	\$2.60 SF
Asking Rate	Negotiable



SITE PLAN





DRIVING DISTANCES

US Route 202
0.2 Miles

I-287
0.2 Miles

Route 208
1.5 Miles

Route 17
8.5 Miles

NYS Thruway
9.8 Miles

FOR MORE INFORMATION, PLEASE CONTACT:

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