



The Blau & Berg Company

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES

830 Morris Turnpike, 2nd Floor, Short Hills, NJ 07078
(973) 379-6644 • (908) 276-3355 • www.blauberg.com
Established in 1932 • Local Expertise | Global Reach

99 Mount Bethel Road
Warren, New Jersey

±10,600 SF Office Building For Sale



Building Information

- ±10,600 SF Office Space Available on Two (2) Floors
 - Potential Divisibility to Six (6) Units
- High Visibility Location on Well-Traveled Road
 - Two (2) Miles to I-78
 - Monument Signage
- Professionally Managed Facility with Stellar Image
 - Ideal for Medical/Physician, Attorney, Business and Professional Services, Investment Property
 - Large Windows, Four (4) Skylights, Elevator, Floor to Ceiling Atrium at Entry
- Parking
 - 4:1,000 Parking Ratio
 - Covered Parking Spaces Available

Offering for Sale

- \$1,950,000

For additional information or to arrange for an inspection, please contact the following exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
President
973-379-6644 Ext. 122
JMCrimmins@blauberg.com

Peter J. Murano, Jr., SIOR
Senior Executive Director
973-379-6644 Ext. 114
PJMurano@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973-379-6644 Ext. 131
AConte@blauberg.com

Michael F. Schipper
Senior Associate
973-379-6644 Ext. 146
MFSchipper@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



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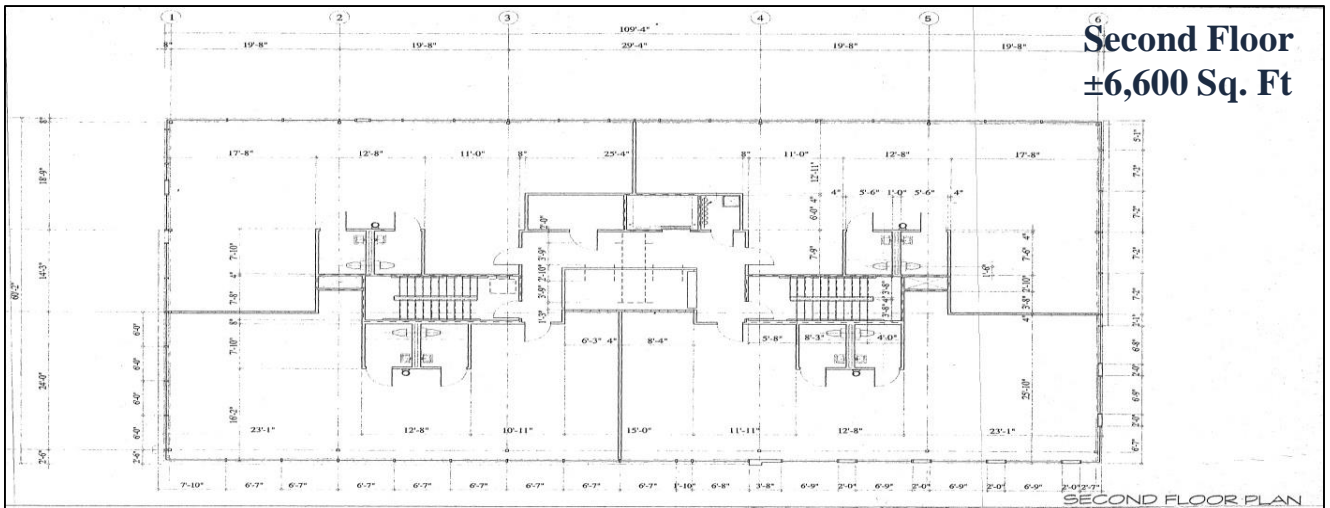
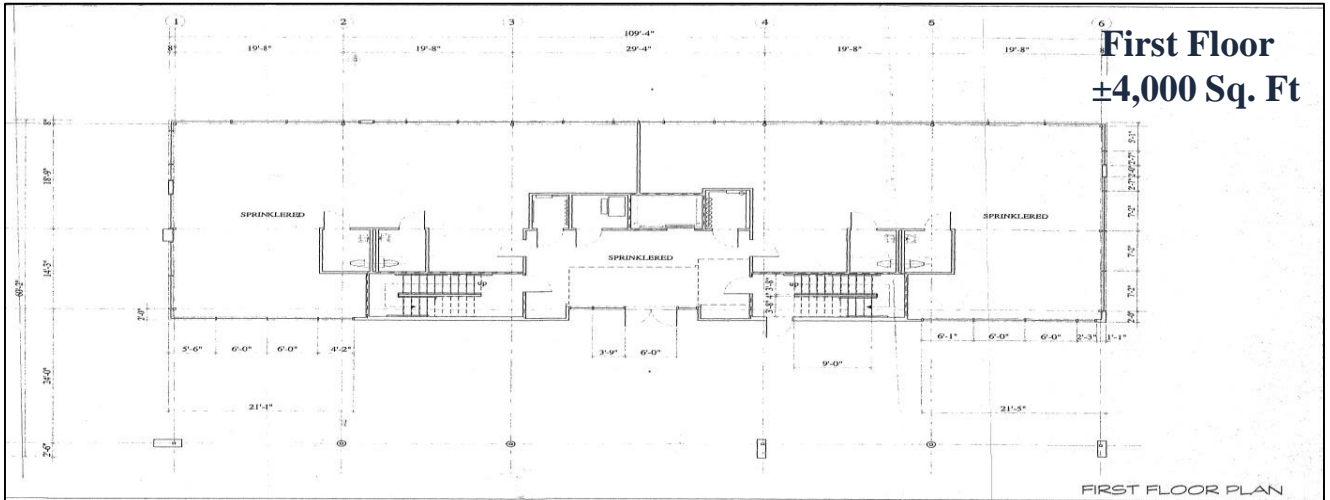
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99 Mount Bethel Road Floor Plans



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