



COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES
830 Morris Turnpike, Suite 201, 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
±1,672 – 10,600 SF For Lease



Building Information

- ±10,600 sf available on 2 floors (divisible)
- High visibility location on well-traveled road
- Great opportunity for a physician, attorney, professional services or investment property
- Large windows with 4 skylights creating a bright natural sunlit atmosphere
- Offers covered parking | 4:1,000 parking ratio
- Great access to Routes 78 and 287
- Space available includes common area percentage of space

Space Available (1st Floor)

- Unit 1A: ±1,834 SF
- Unit 2A: ±1,834 SF

Space Available (2nd Floor)

- Unit 2A: ±1,744 SF
- Unit 2B: ±1,744 SF
- Unit 2C: ±1,772 SF
- Unit 2D: ±1,672 SF

Offering

- Sale price at \$1,950,000
- Lease rate at \$20 psf gross (plus separate metered utilities)

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

Jason M. Crimmins, CCIM, SIOR
President
973-379-6644 x 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 Schipper
Senior Associate
973-379-6644 x 146
MSchipper@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.



**The Blau
& Berg
Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES
830 Morris Turnpike, Suite 201, 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 Space Available



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

Jason M. Crimmins, CCIM, SIOR
President
973-379-6644 x 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 Schipper
Senior Associate
973-379-6644 x 146
MSchipper@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.