

G&F BUSINESS PARK

Township of East Hanover, Morris County, New Jersey

LOCATION

12,14,16 Littell Road (directly off Ridgedale Ave),
East Hanover, NJ 07936

Identified as Block 96 Lots 91, 91.01, 91.02

AVAILABLE SPACE

Bldg. #4 (14 Littell Road)

Unit 4B: 2,100 SF

Bldg. #6-7: (16 Littell Road)

Units 6B&C: 4,000 SF (*divisible 2,000 SF*)

Unit 7B: 2,000 SF

Unit 7C: 2,000 SF

RENTAL RATES

Bldgs. 4: \$11.00 psf NNN

Bldgs.: 6&7: \$12.00 psf NNN

CAM & REAL ESTATE TAXES

2018 Projected ±\$2.80 psf

CAM excludes electric, gas and trash
(*separately metered and based on consumption*)



FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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PROPERTY DESCRIPTION

Existing 56,500 SF single story business park, consisting of eight warehouse/commercial/flex buildings in move in condition with outside parking and a pylon directory. All units have loading docks.

ZONING

B-2 Business Zone allowing for a wide range of permitted principal uses.

POSSESSION

Immediate

COMMENTS

- Immediate access to SR 10;
- Less than 4 miles East of Exit 39 I-287 4-way interchange, 4 miles North of Exit 2 Route 24 and 10 miles West of Route 46;
- Hanover Township rated among top 5% in NJ for best community;
- Ideal leasing opportunity for smaller companies with light industrial and back office needs

BUSINESS PARK TENANTS INCLUDE:

Farmer Electric, Nicole's Broadway Dance, Clarisa & Trim Brush, The Food Company, and David Allen Caterers, WinTech, Paper Perfect, Elite Diamond Performance among others



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Leasing Plan

Unit 2A 2,000 SF Golden Pro Dry Cleaner	Unit 2B 2,000 SF Respro Medical	Unit 2C 1,800 SF Jim Sheppard Baseball
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Unit 1A 2,000 SF Farmer Electric	Unit 1B 2,000 SF Clarissa/ Trim Brush	Unit 1C 2,000 SF Paper Perfect	Unit 1D 2,000 SF Trim Brush
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Unit 5D: 1,500 SF David Allen	Unit 5C: 2,000 SF David Allen	Unit 5B: 2,000 SF David Allen	Unit 5A: 2,000 SF WinTech	Unit 4C: 1,200 SF CGS Branding	Unit 4B 2,100 SF Available	Unit 4A 2,000 SF Penny Port LLC	Unit 3A 2,000 SF Progressive Hydraulics	Unit 3B&C 4,900 SF Nicole's Broadway Dance
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Unit 8D: 1,500 SF AGM Window	Unit 8C: 2,000 SF Cnetrade Inc	Unit 8B: 2,000 SF Fit Boot camp	Unit 8A: 2,000 SF The Food Co.	Unit 7D: 1,500 SF The Food Co.	Unit 7C: 2,000 SF Available	Unit 7B: 2,000 SF Available	Unit 7A: 2,000 SF The Warehouse	Unit 6B&C 4,000 SF Available (divisible 2,000 SF)	Units 6 A & D 4,000 SF The Market Place
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Littell Road

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