50 ROUTE 10

Hanover, New Jersey

4.153 ACRES PRIME LOCATION Suitable for a

Gym • Retail • Office • Industrial • Car Dealership

24,429 SF Available Immediately **200** Parking Spaces



1 Miles

1,745

1,779

\$170,584

\$95,511

35,359 over 48 hours

Join these nearby **Retail Businesses:**



5 Miles

159,126

162,196

\$135,525

\$152,419

3 Miles

35,532

36,210

\$141,673

\$160,636













Marshalls



Bank of America

TRAFFIC COUNT: 35,359 over 48 Hours



For leasing information, please contact:

Demographics

2015 Population

2020 Population

2020 Average Household Income

Traffic Counts

2015 Average Household Income

Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com

4.153 ACRES PRIME LOCATION Suitable for a 50 ROUTE 10 Gym • Retail • Office • Industrial • Car Dealership Hanover, New Jersey 24,429 SF Available Immediately **200** Parking Spaces N41"25'00"E N50*43'30"W 83.62' N33°34'10"E GRAPHIC SCALE (IN FEET) N55.47'00"W SLOPE EW (SEE NOTE No. 5) (30) D (28) (28) 4.153 ACRES POINT OF BEGINNING MEN DEED BOOK 2430, PAGE 331 0 N47°23'50"E 225.98 LIGHT CO. TO JERSEY CENTRAL POWER & TRANSFORMER CONC. PAO -S42"58'00"E 24,429 SF HIGHWAY TRASH ENCLOSURE BOARD ON BOARD FENCE N43'44'00"E 398.15 82.41 BLOCK 6601 STREAM ENCROACHMENT LINE (SEE NOTE No. 9) ROUTE AREA = 180,919 S.F. S43*44'00"W 380.71 DRAINAGE SWALE AS PER N.J.D.E.P PERMIT No. 6529-RI (SEE NOTE No. 8) FLOOR LOAD: 100 LBS PSF る • CLEAR CEILING HT: 9'-0" FLOOR TO UNDERSIDE OF STEEL: 11'-6" • LOADING DOCKS: 2 Vehicle Drive-in Garage • ELECTRIC: 400 AMP 277/480V, 3 Ph, 4 Wire CURRENTLY OCCUPIED BY A GYM For leasing information, please contact: **Charlie Reese • 201-272-5202**

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