

AVAILABLE FOR LEASE

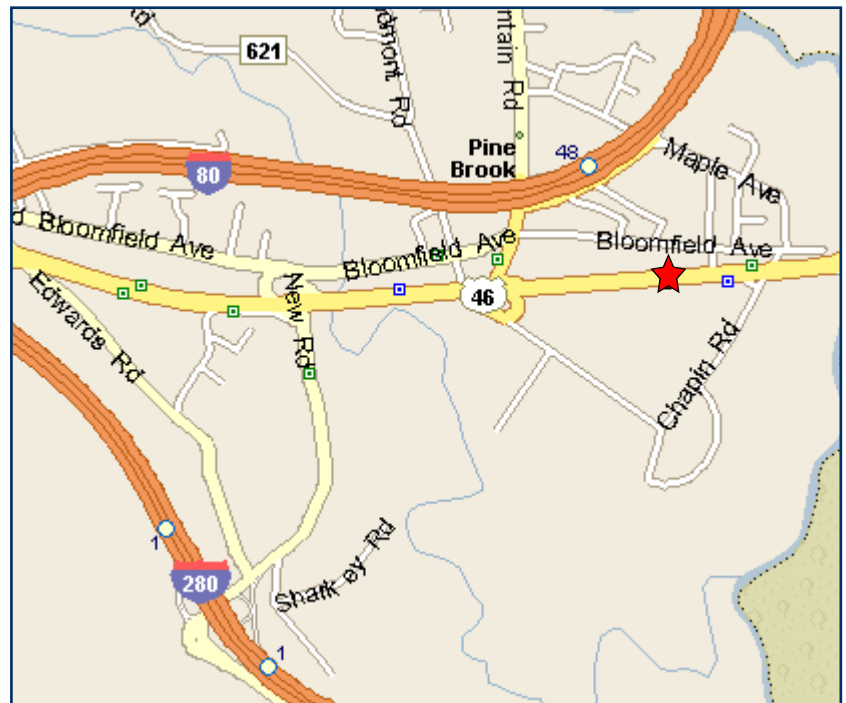


45 Route 46 East, Unit 607

PINE BROOK | NEW JERSEY

Space Details

TOTAL AVAILABLE:	9,076 ± SF - LAB
OFFICE AREA:	7,188 ± SF
WAREHOUSE AREA:	1,888 ± SF
CEILING HEIGHT:	20' CLEAR
LOADING:	1 TAILGATE DOCK
POWER:	400 AMPS
PARKING:	3/1000 SF
SPRINKLER:	100%
ZONING:	LIGHT INDUSTRIAL
POSSESSION:	IMMEDIATE



For further information or to arrange an inspection, please contact exclusive agents:



Howard B. Weinberg, SIOR
Senior Vice President
973.257.7160
hweinberg@colliershouston.com

Matthew C. Turse
Senior Associate
973.257.7161
mturse@colliershouston.com

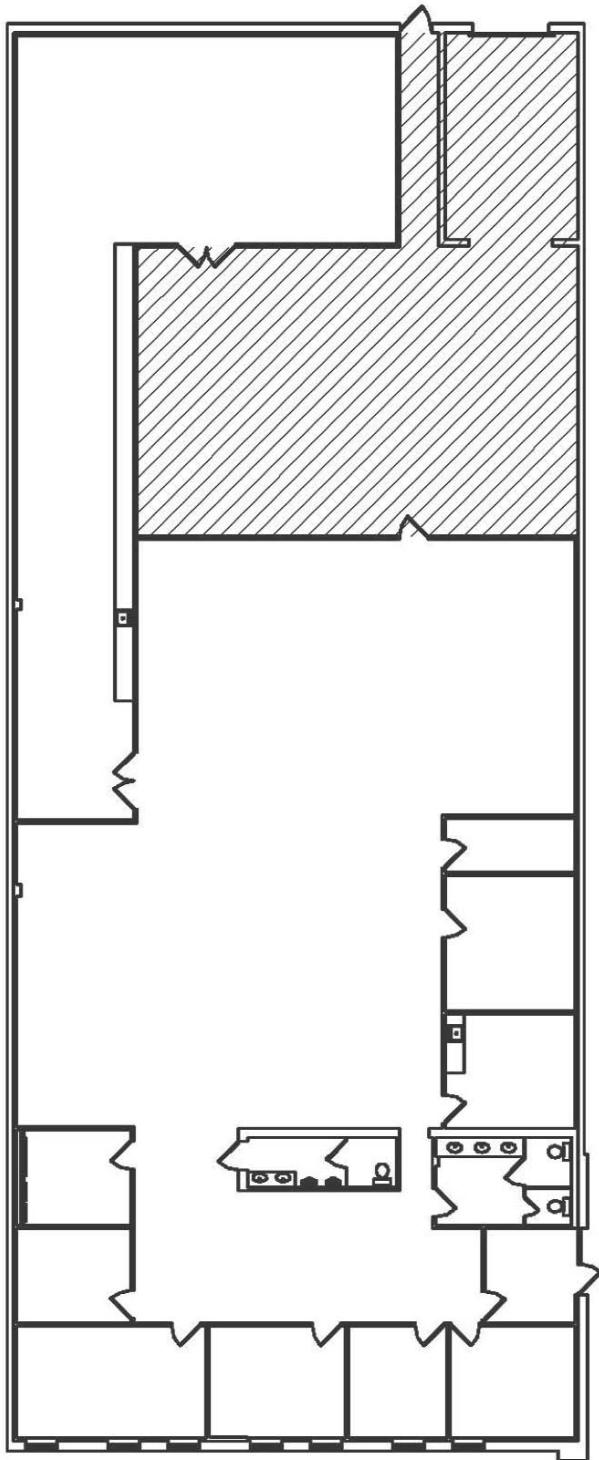
Austin C. Godfrey
Associate
973.257.7162
agodfrey@colliershouston.com

EXCLUSIVE AGENT

COLLIERS
HOUSTON & CO.

45 Route 46 East, Unit 607

PINE BROOK | NEW JERSEY



MONTVILLE BUSINESS CENTER

Strategically located in Morris County for all business uses. This park offers a combination of office, hi-tech and light industrial units, providing flexibility to expand within the same location. Visible from Route 46, this prominent business park provides great image and accessibility.

- **Outstanding location on Route 46 East, 1/4 miles east of New Road / I-80 Interchange and easily accessible to Routes 287 & 280.**
- **30 minutes from Manhattan and Newark Liberty International Airport.**
- **Close proximity to many amenities including banks, shopping, restaurants and hotels.**

For further information or to arrange an inspection, please contact exclusive agents:



Howard B. Weinberg, SIOR
Senior Vice President
973.257.7160
hweinberg@colliershouston.com

Matthew C. Turse
Senior Associate
973.257.7161
mturse@colliershouston.com

Austin C. Godfrey
Associate
973.257.7162
agodfrey@colliershouston.com

EXCLUSIVE AGENT

**COLLIERS
HOUSTON & CO.**