

54 SOUTH JEFFERSON ROAD

WHIPPANY, NEW JERSEY

OFFICE/WAREHOUSE
DISTRIBUTION
FOR SALE

**TOTAL
BUILDING SIZE:**

136,358 SF
91,038 SF (Warehouse)
45,320 SF (Office)

SITE SIZE:

436,035 SF
(approx. 10 acres)

**CEILING
HEIGHT:**

17'6"

**COLUMN
SPACING:**

49' x 36'

LOADING:

14 tailboards (6'x8')
1 tailboard (8'x10')
1 drive-in

POWER:

3000 amps

SPRINKLER:

Wet System

PARKING:

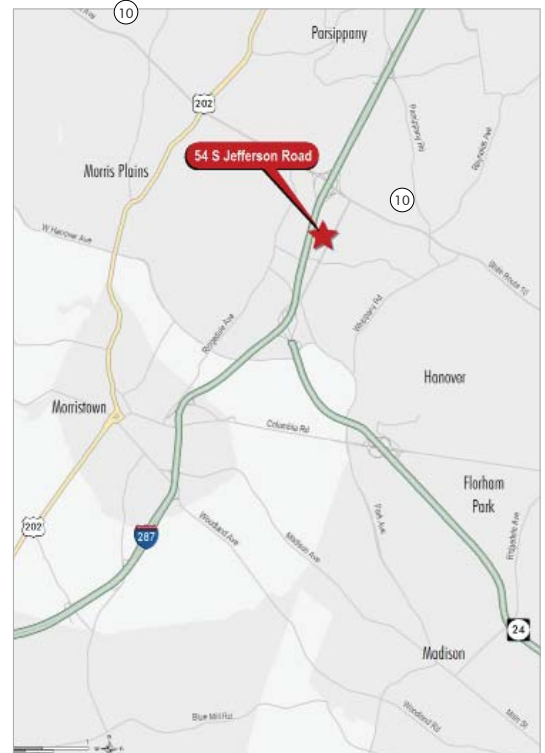
165 spaces (additional spaces possible)

ZONED:

Industrial Zone (includes office, R&D, laboratories and warehouse)

COMMENTS:

- Corporate headquarters facility
- 100% air conditioned
- T-5 lighting in warehouse
- Elevator services second floor office
- Finished warehouse floor
- Great access to Routes 287, 10, 80, 46 and 24
- Cafeteria
- Men's and women's lockers
- Roof replaced in 2004
- HVAC replaced in 2007



**FOR MORE
INFORMATION
PLEASE
CONTACT**

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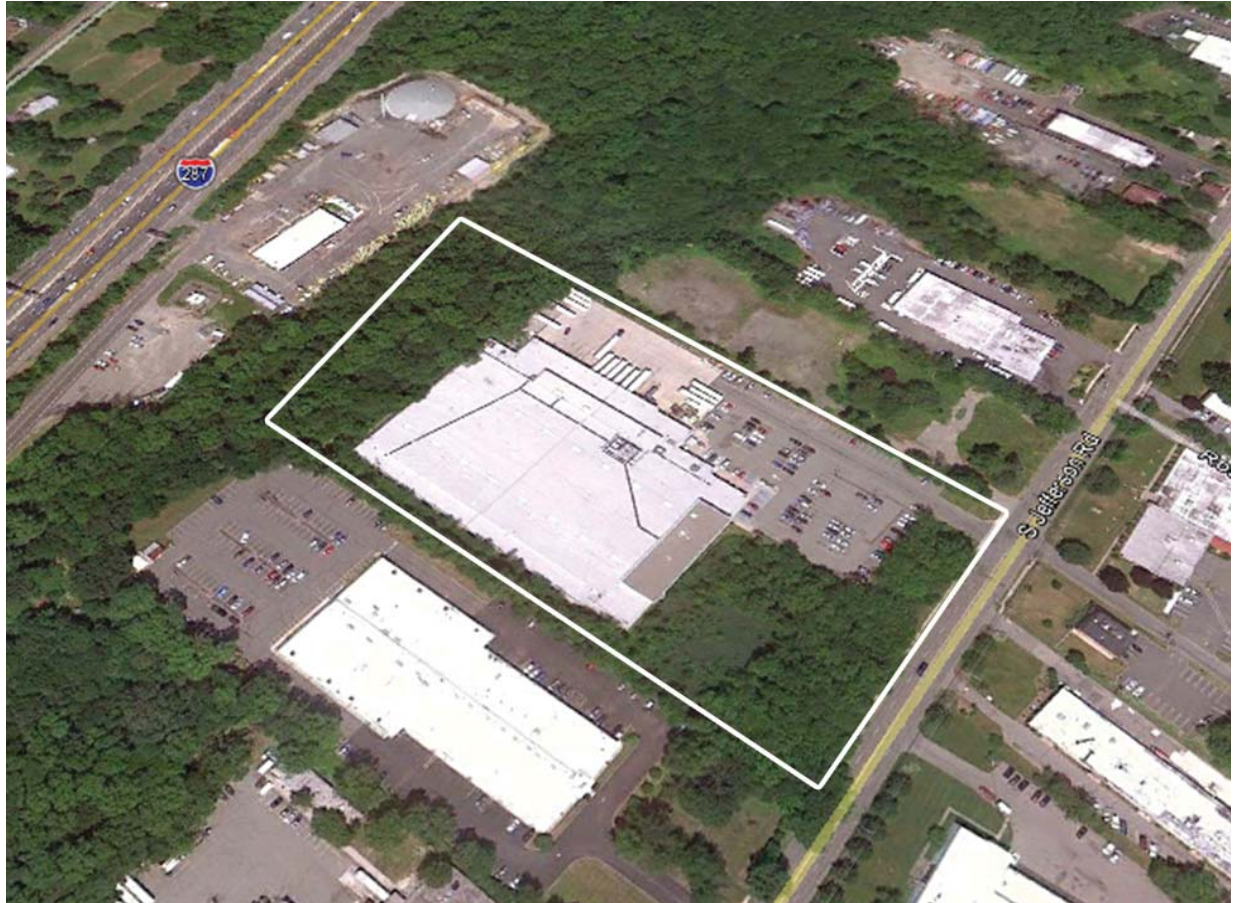
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AERIAL



54 South Jefferson Road, located in Whippany, New Jersey, represents a unique opportunity to own a well located office/assembly/warehouse property in eastern Morris County. With above standard electrical service and being fully air conditioned, the building can adapt to many office/ industrial uses.

FOR MORE
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