

600 | CORPORATE DRIVE



For Sale or Lease

125,000 SF FREE STANDING PROPERTY | LEBANON, NEW JERSEY

Jordan Metz
Senior Vice President
973.493.0385
jmetz3@me.com

Eric Koons
Sales Associate
908.410.7152
ekoons@bussel.com



Metz
Industrial Team

Contact Us

Exclusive Brokers:

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Zoned for a Multitude
of Uses, including
Office, Manufacturing,
Distribution, and R&D

[Click here to view video tour:](#)



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Property Highlights



Excellent I-78 Visibility | Immediate Availability

Four Floors of
Approximately 31,250 SF Each
Alternative Uses Considered

Class A HQ Opportunity
Corporate Kitchen &
Adjacent Dining Area

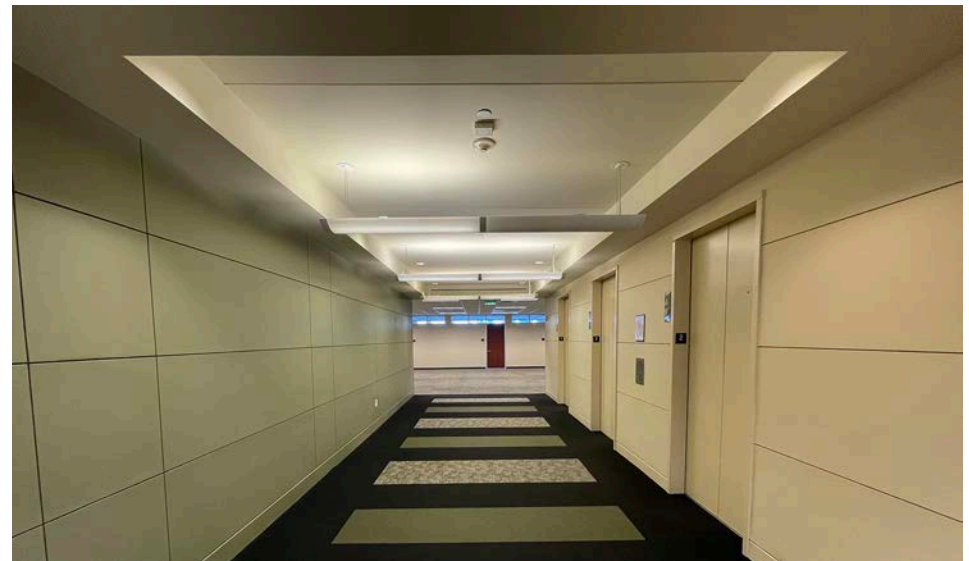
Column Free Floor Plates
Immediate Access to
I-78 Direct to Holland Tunnel

1 Mile to
Lebanon NJ Transit Train
Station
(Raritan Valley Line)

Minutes to I-287 & NJ Turnpike
Signalized Intersection
to Route 22

Walking Distance to
Marriott Courtyard Hotel
Multiple Restaurants Nearby

Ready for Occupancy



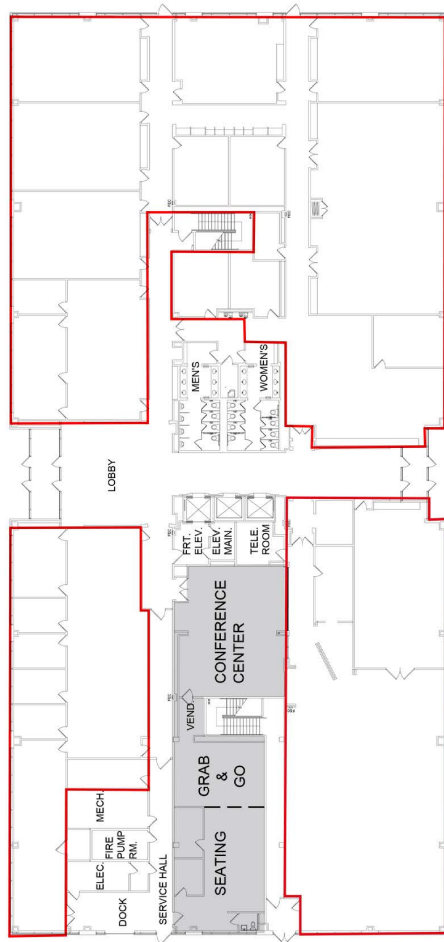


Views & Parking



Floor Plan

First Floor



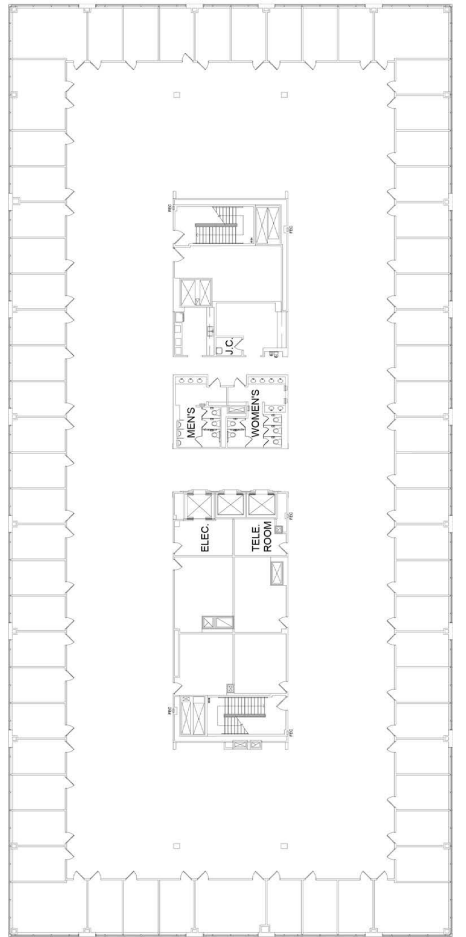
Second Floor



Third Floor



Fourth Floor

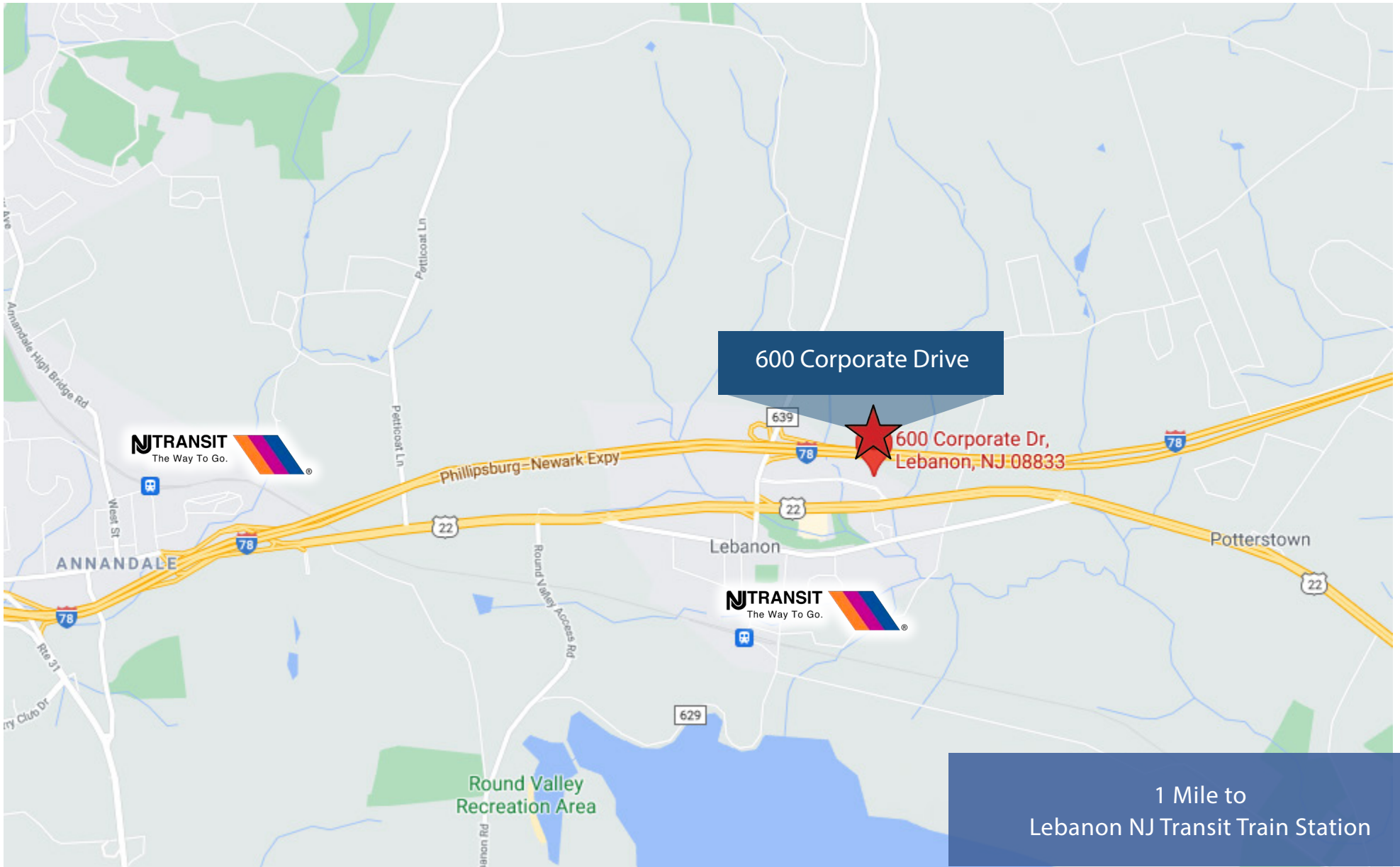




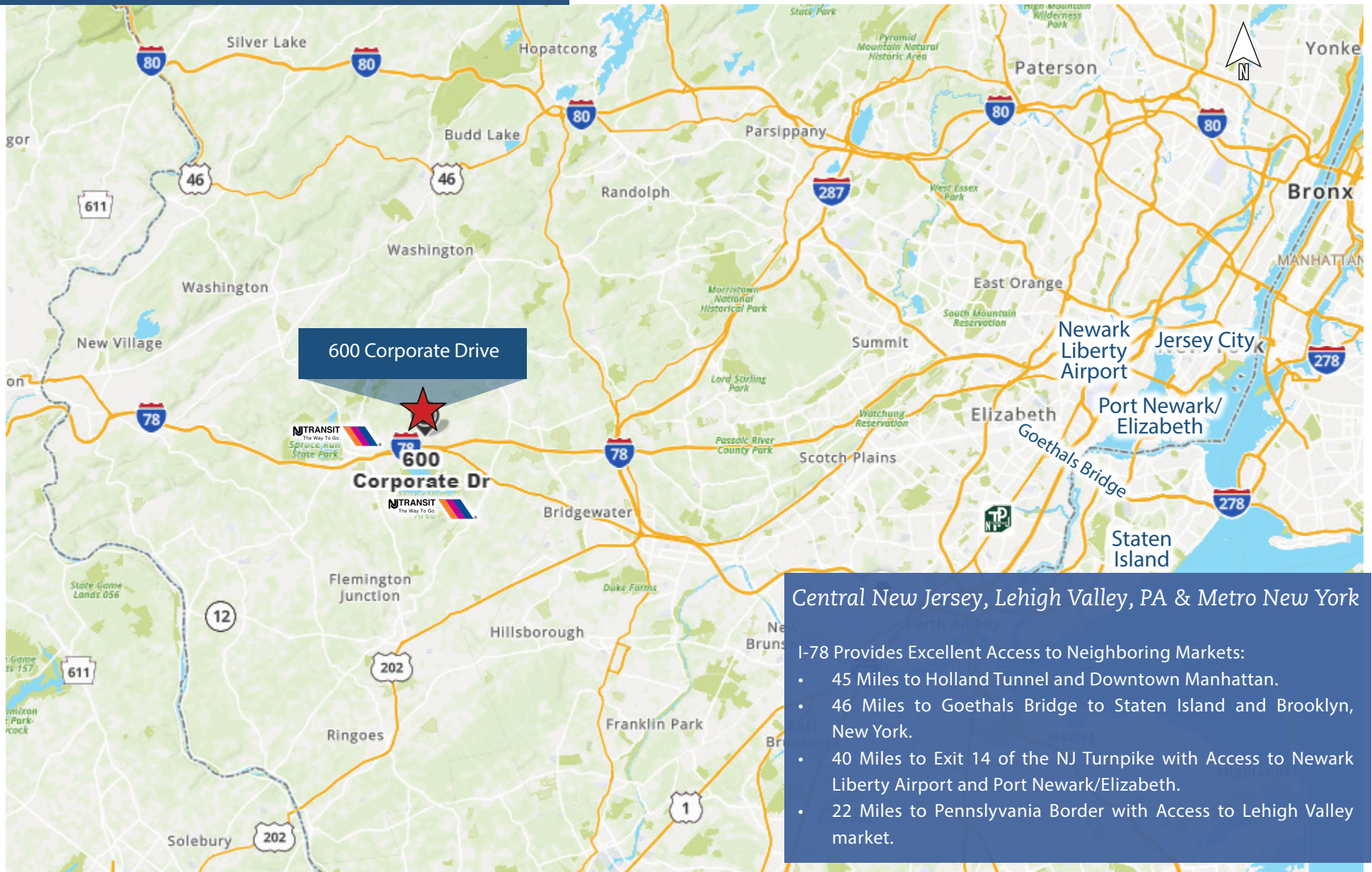
Rent & OPEX:

Asking Rent PSF NNN:	\$X.XX
Taxes PSF:	\$X.XX
CAM PSF:	\$X.XX
Electric PSF:	\$XX

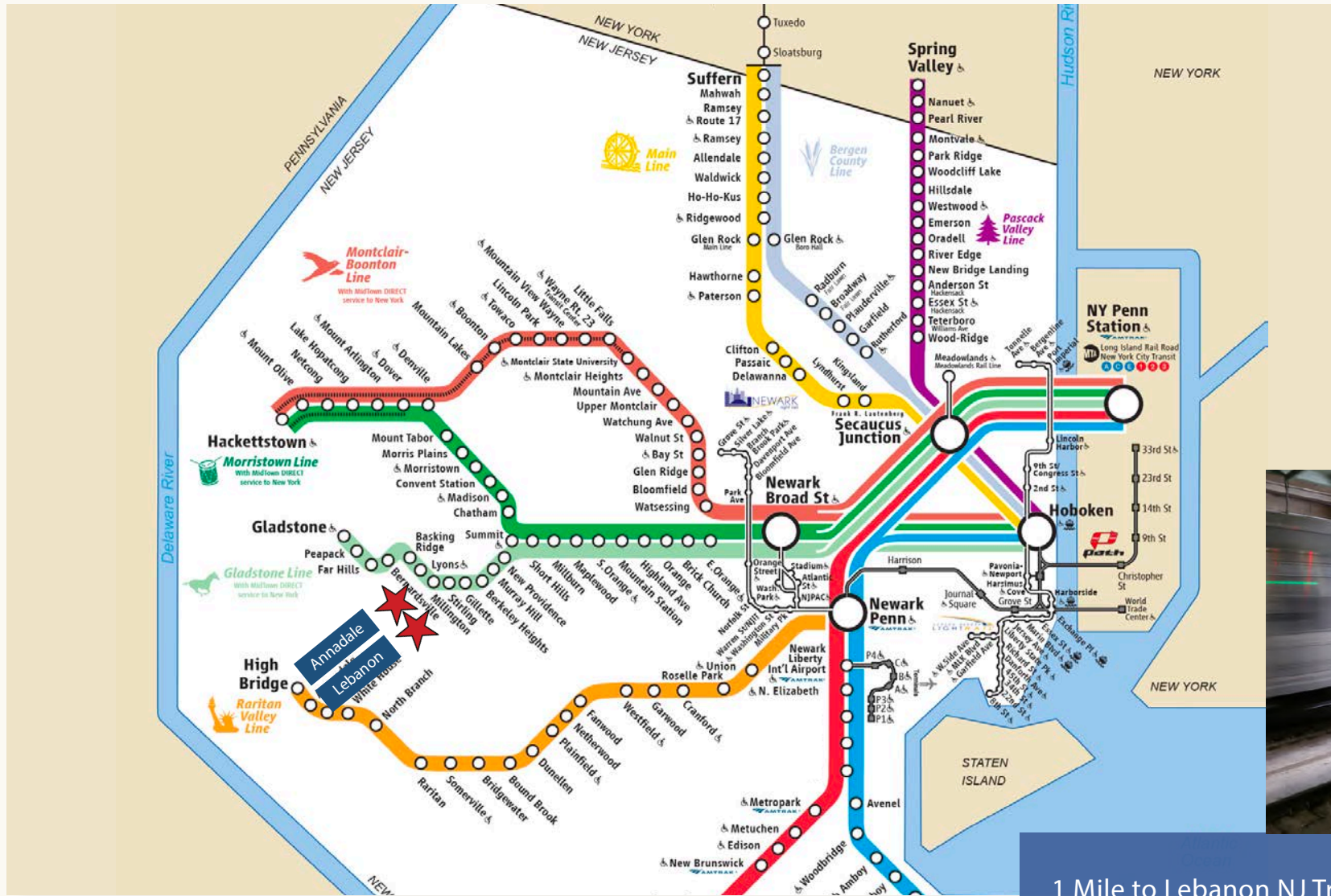
Near NJ Transit Rail Station



At the Crossroads of...

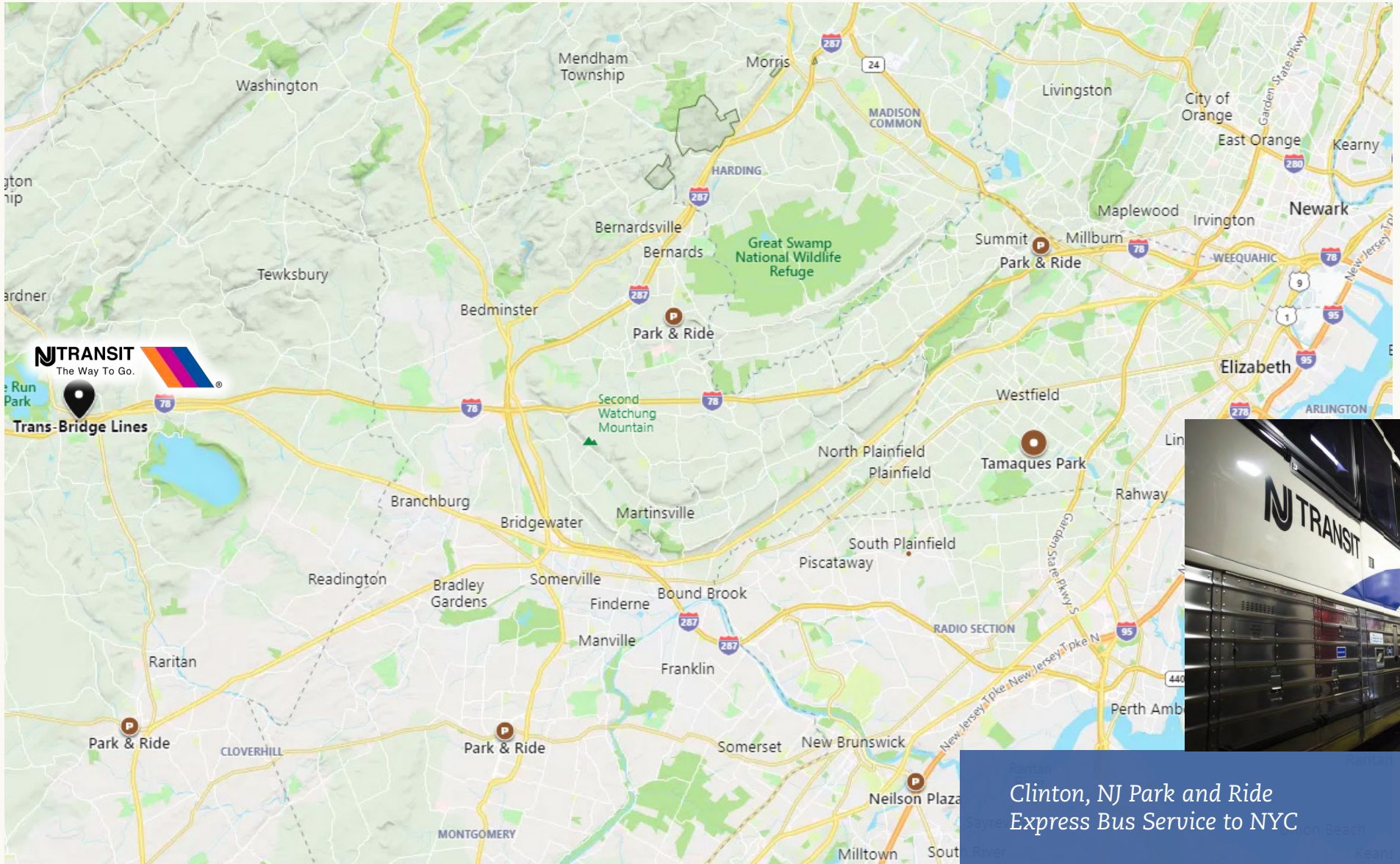


NJ Transit Raritan Valley Line



1 Mile to Lebanon NJ Transit Train Station

NJ Transit Bus Stop



Clinton, NJ Park and Ride
Express Bus Service to NYC

Demographic Highlights



Household Income

- In 2018, the borough's population was 1,945 reflecting an increase of 14.9% from a year ago.
- Median household income was \$90,057 and the median property value was \$282,500.
- Education: 64+ percent of residents within a 5 mile radius hold an associates degree and/or higher.

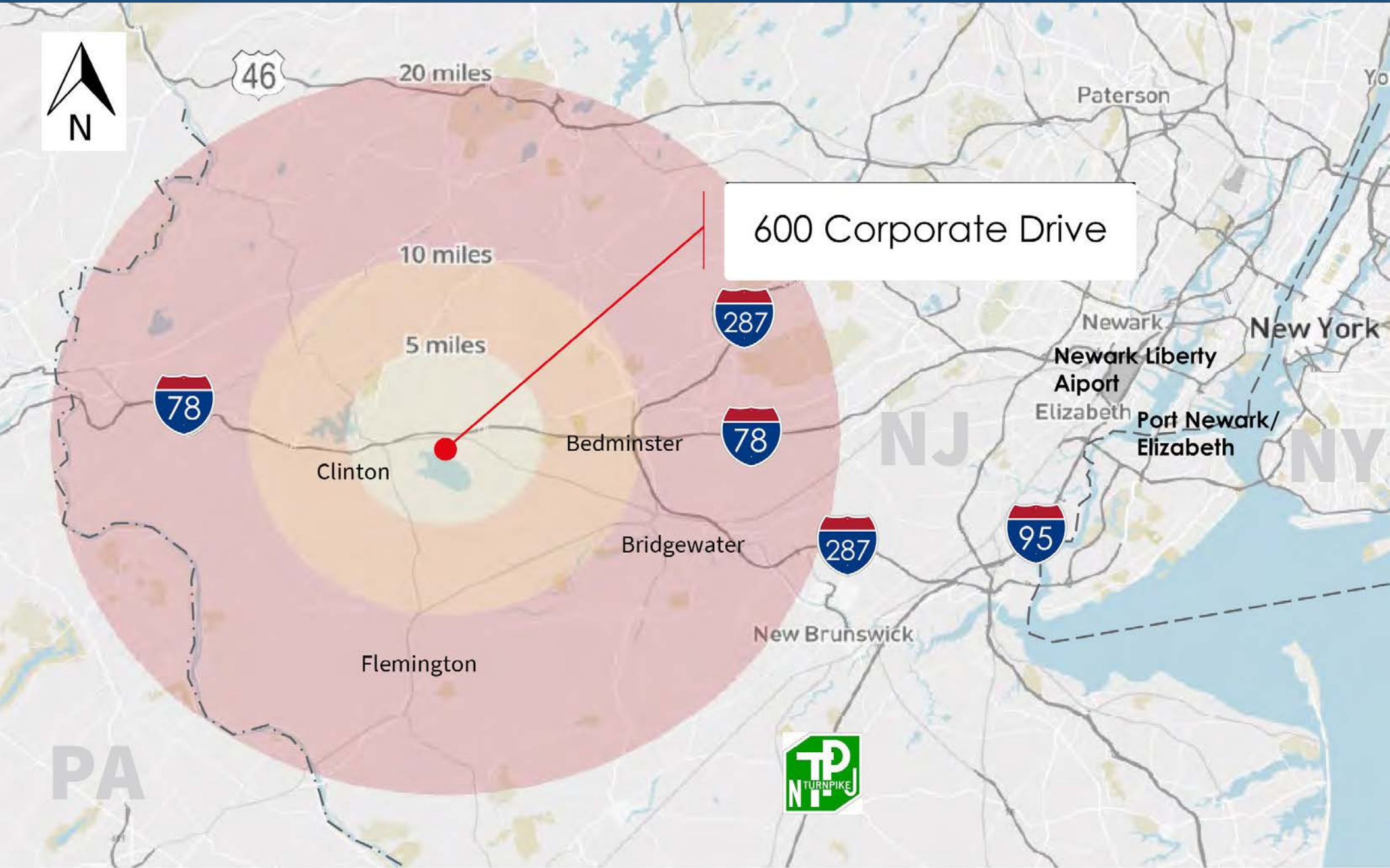


Business Environment

- The economy of Lebanon, NJ employs 1,050 people.
- The largest industries in Lebanon, NJ are Educational Services (115 people), Manufacturing (93 people), and Retail Trade (93 people).
- The highest paying industries are Finance & Insurance (\$132,614), Information (\$124,375), and Professional, Scientific, & Technical Services. (\$81,667).



Location



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