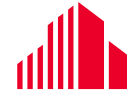


FOR LEASE

112 Bauer Drive

Oakland, NJ 07436



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± 8,000 SF AVAILABLE

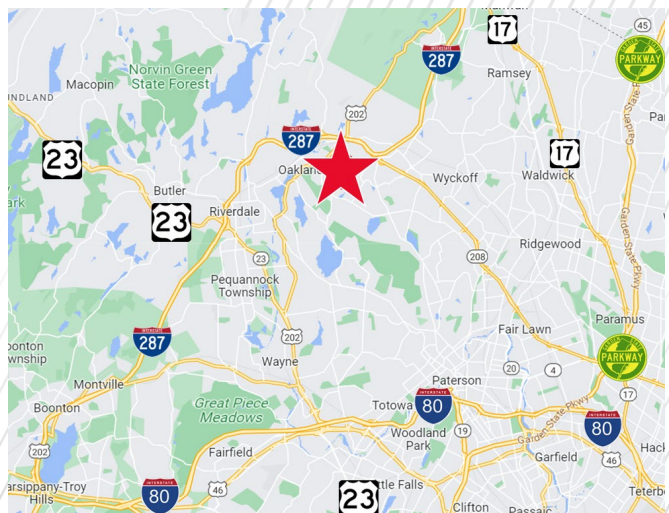
Fully Air-Conditioned and Sprinklered

PROPERTY FEATURES

- 52,000 SF building on 5 acres
- 1,400 SF office including conference room and reception
- 5:1,000 parking
- Fully air conditioned and sprinklered
- 15' Ceiling Height
- 2 Loading Docks, 1 Dock with adjustable tail plate
- Permitted uses include office, laboratory, medical and manufacturing
- Solar electric - reduced electric rates!
- Walking trails and picnic tables
- Banded glass windows & skylights
- Heavy power available

LOCATION

- Located in Oakland-McBride Park
- Easy Access to Routes I-287, 202 & 208
- Close to restaurants and shopping
- 30 miles to downtown NYC
- 27 miles to Newark Liberty International Airport



FOR LEASE

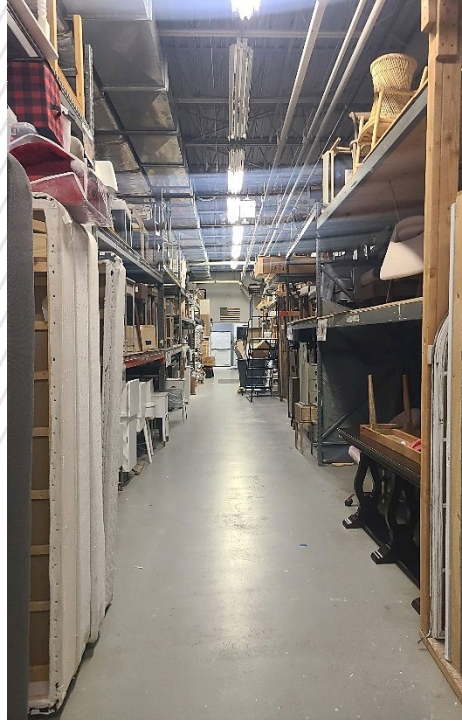
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Oakland, NJ 07436



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PROPERTY PHOTOS



LOADING DOCKS

FLOOR PLAN



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