

AVAILABLE FOR LEASE



**LOCATED IN
THE FOX HILL
INDUSTRIAL
PARK**

280 Walsh Drive

PARSIPPANY | NEW JERSEY

Property Details

- **67,200 ± SF AVAILABLE - Divisible**
- 5,500 ± SF OFFICES
- FULLY AIR-CONDITIONED
- 24' CLEAR CEILING HEIGHT
- 8 TAILGATES, 2 DRIVE-IN DOORS
- 40' x 40' COLUMN SPACING
- GAS HEAT
- WET SPRINKLER SYSTEM
- 100 CAR PARKING
- 400 AMPS OF POWER
- BUILT IN 1988



*Located at the Intersection of Route 46 & 80,
within one mile of Route 287.*

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

Howard B. Weinberg, SIOR
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EXCLUSIVE AGENT

**COLLIERS
HOUSTON & CO.**

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Available For Lease Fox Hill Industrial Park

AVAILABLE SPACE:	67,200 ± Square Feet (Will divide to 19,200 ± SF)
OFFICE AREA:	5,500 ± Square Feet (Will build-to-suit)
CEILING HEIGHT:	24' Clear
COLUMN SPAN:	40' x 40' Column Spacing
LOADING:	8 Tailgates (with levelators), 2 Drive-in Doors
HEAT:	Gas
SPRINKLER:	Wet System
YEAR BUILT:	Built in 1988
POWER:	400 Amps
PARKING:	100 Spaces
POSSESSION:	November 1, 2009
LEASE PRICE:	\$6.75 PSF Net
TAXES & CAM:	\$2.15 PSF
COMMENTS:	<ul style="list-style-type: none"> • Located in the Fox Hill Industrial Park at the Intersection of Routes 80 & 46, within a mile of Route 287.

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