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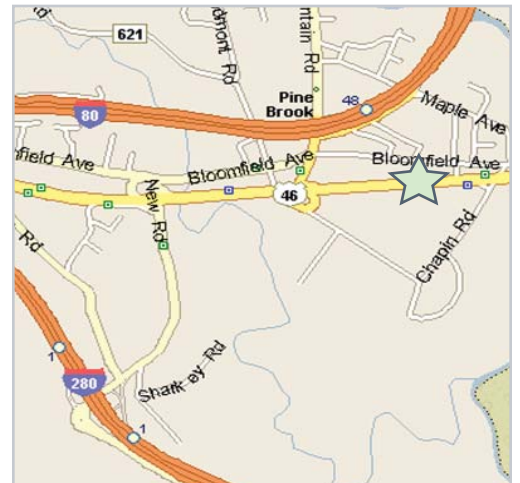
# 45 Route 46 East

UNIT 604



## 45 Route 46 East, Unit 604, Pine Brook, NJ

TOTAL AVAILABLE:	7,000 ± SF
OFFICE AREA:	2,640 ± SF
WAREHOUSE AREA:	4,360 ± SF
CEILING HEIGHT:	20' Clear
LOADING:	1 Tailgate Dock
POWER:	400 Amps
PARKING:	3/1000 SF
SPRINKLER:	100%
ZONING:	Light Industrial
POSSESSION:	Immediate



For more information, contact  
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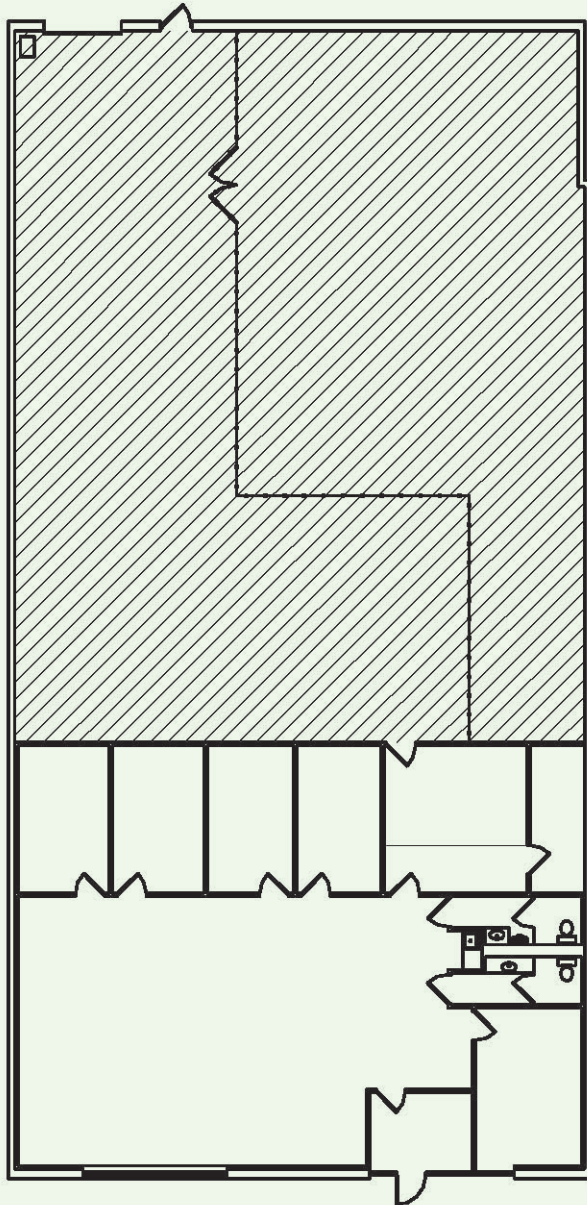
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**Cassidy  
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**FIRST**  
INDUSTRIAL  
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## Floor Plan



## 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 restaurants, shopping, banks and hotels.