

50 ROUTE 10
Hanover, New Jersey

4.153 ACRES
PRIME LOCATION Suitable for a
Gym • Retail • Office • Industrial • Car Dealership
24,429 SF Available Immediately
200 Parking Spaces



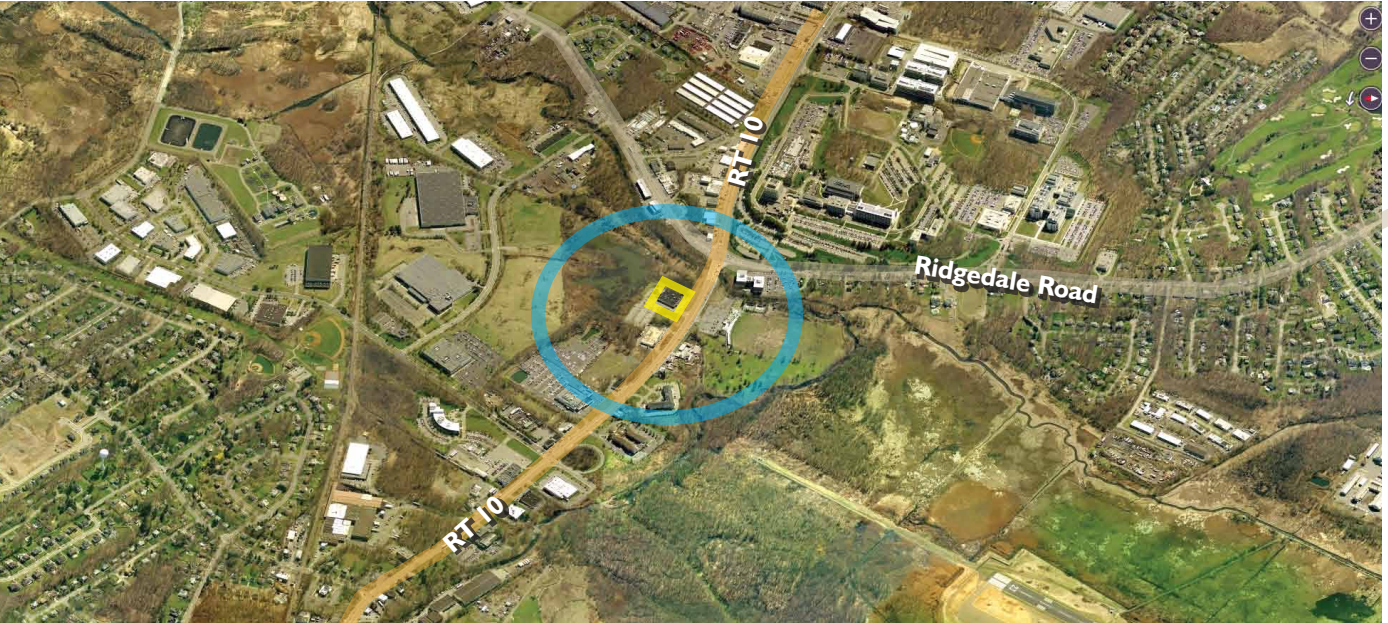
Join these nearby
Retail Businesses:



IMMEDIATE POSSESSION!

Demographics	1 Miles	3 Miles	5 Miles
2015 Population	1,745	35,532	159,126
2020 Population	1,779	36,210	162,196
2015 Average Household Income	\$170,584	\$141,673	\$135,525
2020 Average Household Income	\$95,511	\$160,636	\$152,419
Traffic Counts	35,359 over 48 hours		

TRAFFIC COUNT: 35,359 over 48 Hours



For leasing information, please contact:

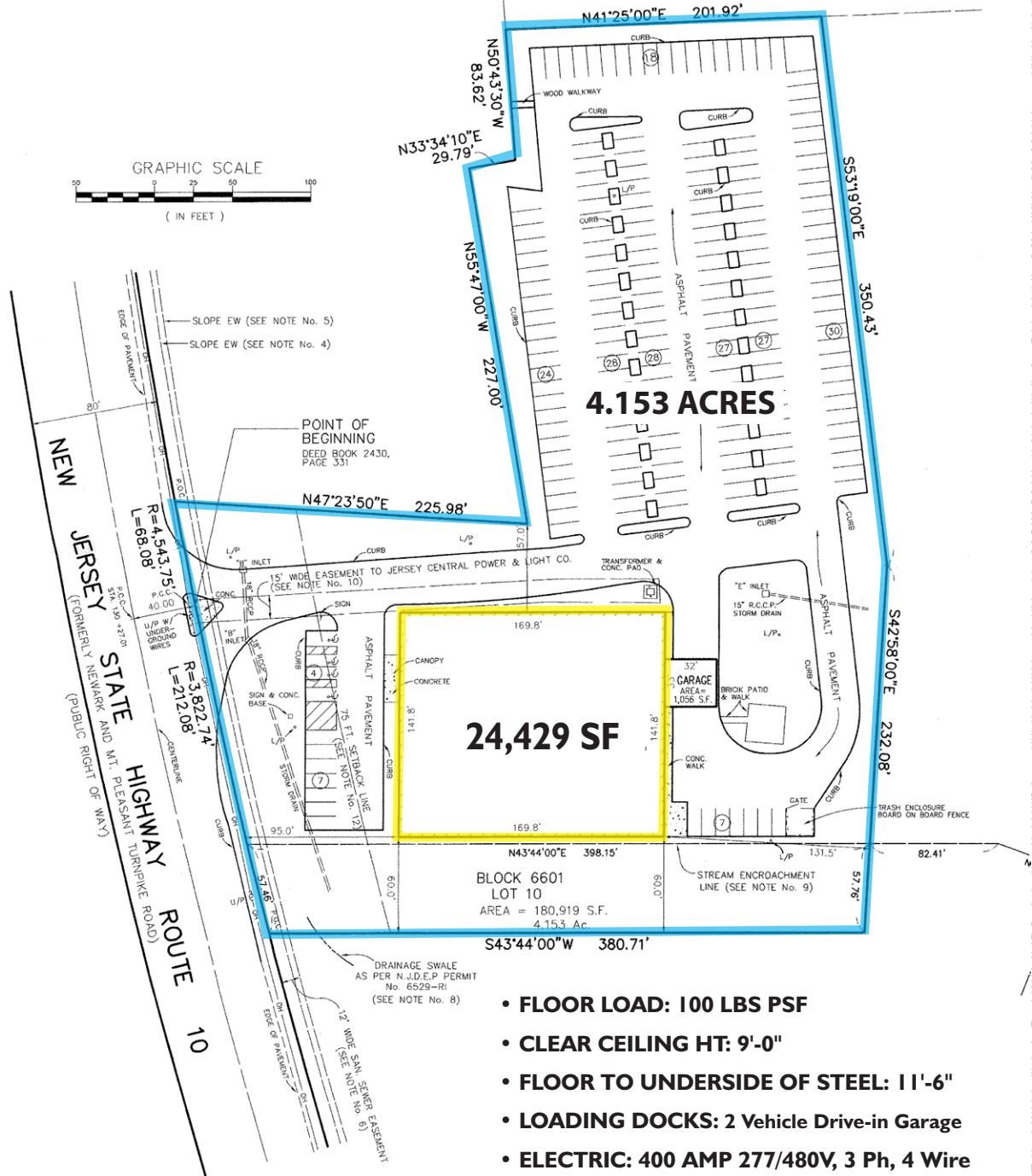
Charlie Reese • 201-272-5202
charlie.reese@hartzmountain.com

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4.153 ACRES

- FLOOR LOAD: 100 LBS PSF
- CLEAR CEILING HT: 9'-0"
- FLOOR TO UNDERSIDE OF STEEL: 11'-6"
- LOADING DOCKS: 2 Vehicle Drive-in Garage
- ELECTRIC: 400 AMP 277/480V, 3 Ph, 4 Wire
- CURRENTLY OCCUPIED BY A GYM

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