

# Space Available

35 Melanie Lane  
Whippany, New Jersey

## Location:

35 Melanie Lane, Whippany, NJ

**Space Available: 51,971 SF**

**Rental:** Upon Request

**Possession:** Immediate

**Term:** 5 years minimum

**Utilities:** The unit is separately metered for gas and electric. Tenant pays its pro-rata share of water.

**Floor Load (Warehouse):** 300 LB PSF

**Clear Ceiling Height (Warehouse):**  
24'-0"

**Column Spacing (Warehouse):**  
50'-0" by 30'-0"

**ESFR Sprinkler System**

**Loading Docks:**  
Up to 5 Loading Doors

## Comments:

- Industrial building located off Route 10. The Garden State Parkway, Routes 24, 46, I-80, I-95, I-287 and I-280 are easily accessible.
- Business services, hotels, retail and restaurants are all nearby. Join corporate neighbors such as Pepsi and Federal Express. Near Morristown Airport.

## Economic Incentives:

- The New Jersey Economic Development Authority (EDA) offers a multitude of incentive programs to businesses located in New Jersey or want to relocate to New Jersey. Visit [www.njeda.com](http://www.njeda.com) for more information.

*For leasing information, please contact:*

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Move Your Business to **Northern New Jersey**

**FLOOR LOAD: 300 LB PSF**



## INDUSTRIAL SPACE • AVAILABLE FOR LEASE



[HartzMountain.com](http://HartzMountain.com)

# Warehouse Space Available

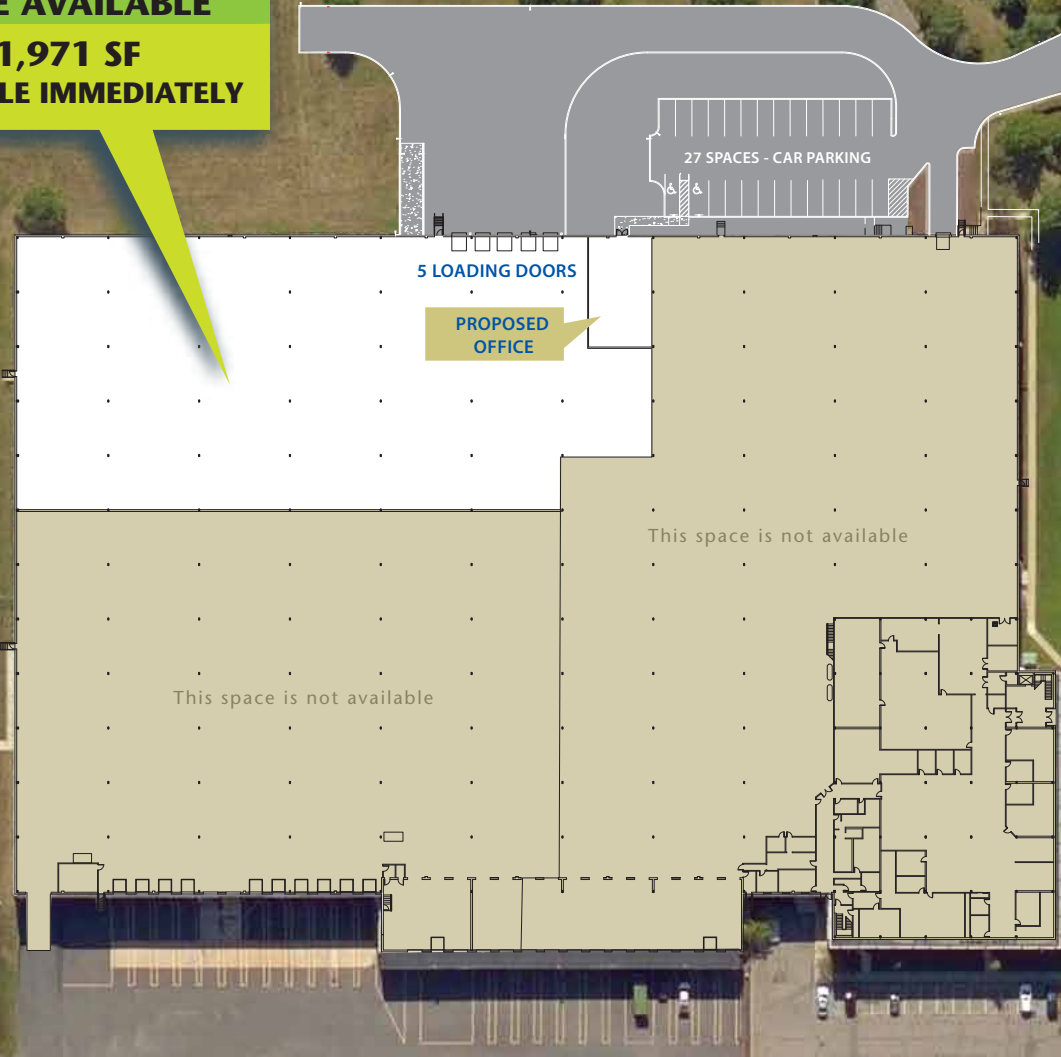
35 Melanie Lane  
Whippany, New Jersey

Move Your Business to **Northern New Jersey**

**FLOOR LOAD: 300 LB PSF  
CLEAR CEILING HEIGHT: 24'-0"  
ESFR SPRINKLER SYSTEM  
5 LOADING DOORS  
27 CAR PARKING**

MELANIE LANE

**SPACE AVAILABLE  
51,971 SF  
AVAILABLE IMMEDIATELY**



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