



CHARITY REALTY  
INTERNATIONAL  
LLC



**350 NORTH FRONTAGE ROAD**

## BUILDING INFORMATION

### LOCATION

350 N Frontage Rd  
Roxbury, NJ 07850

### BUILDING SIZE

16,200 SF

### OFFICE

4,650 SF

### CEILING HEIGHT

18'5" Clear

### COLUMNS

34.5' x 21.5'

### PARKING

30 Surface Spaces

### FLOORS

Concrete Slab with Epoxy

### LOADING DOORS

1 Tailboard 10' x 9'  
1 Drive-in 16' x 12'

### POWER

1600 amp 480/277V 3 Ø

### BACK-UP GENERATOR

150 KVA Cummins Gas Fired

### HEAT

Gas Suspended

### AIR CONDITIONING

Office & Warehouse

### WATER & PLUMBING

Well & Septic

### ZONING

Limited Industrial

### BLOCK

9503

### LOT

1

### LEASE PRICE

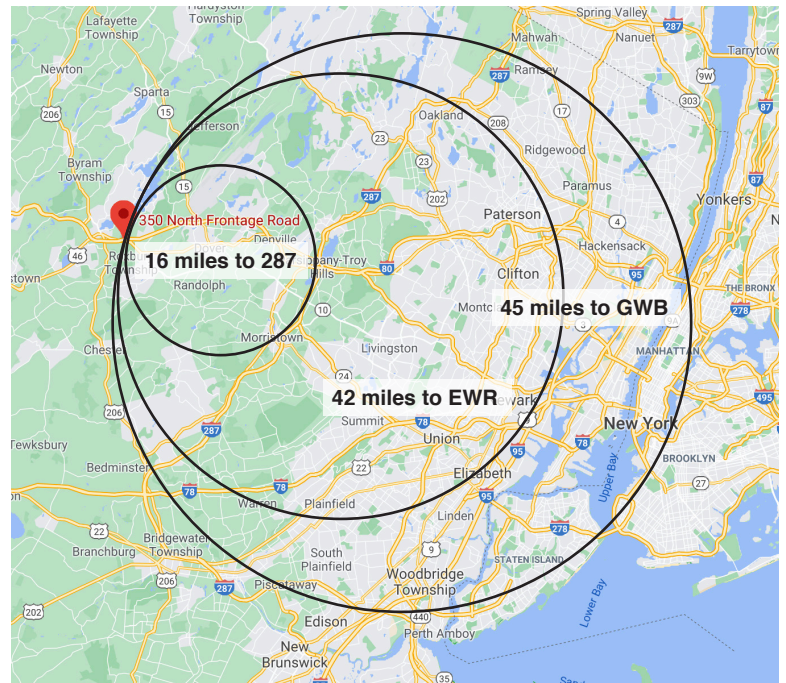
\$10.50/SF Net

### LOT SIZE

3.91 AC

### TAXES & CAM

\$3.45/SF



**James F. Costanzo**  
President | Broker of Record

**(973) 714 – 1110**

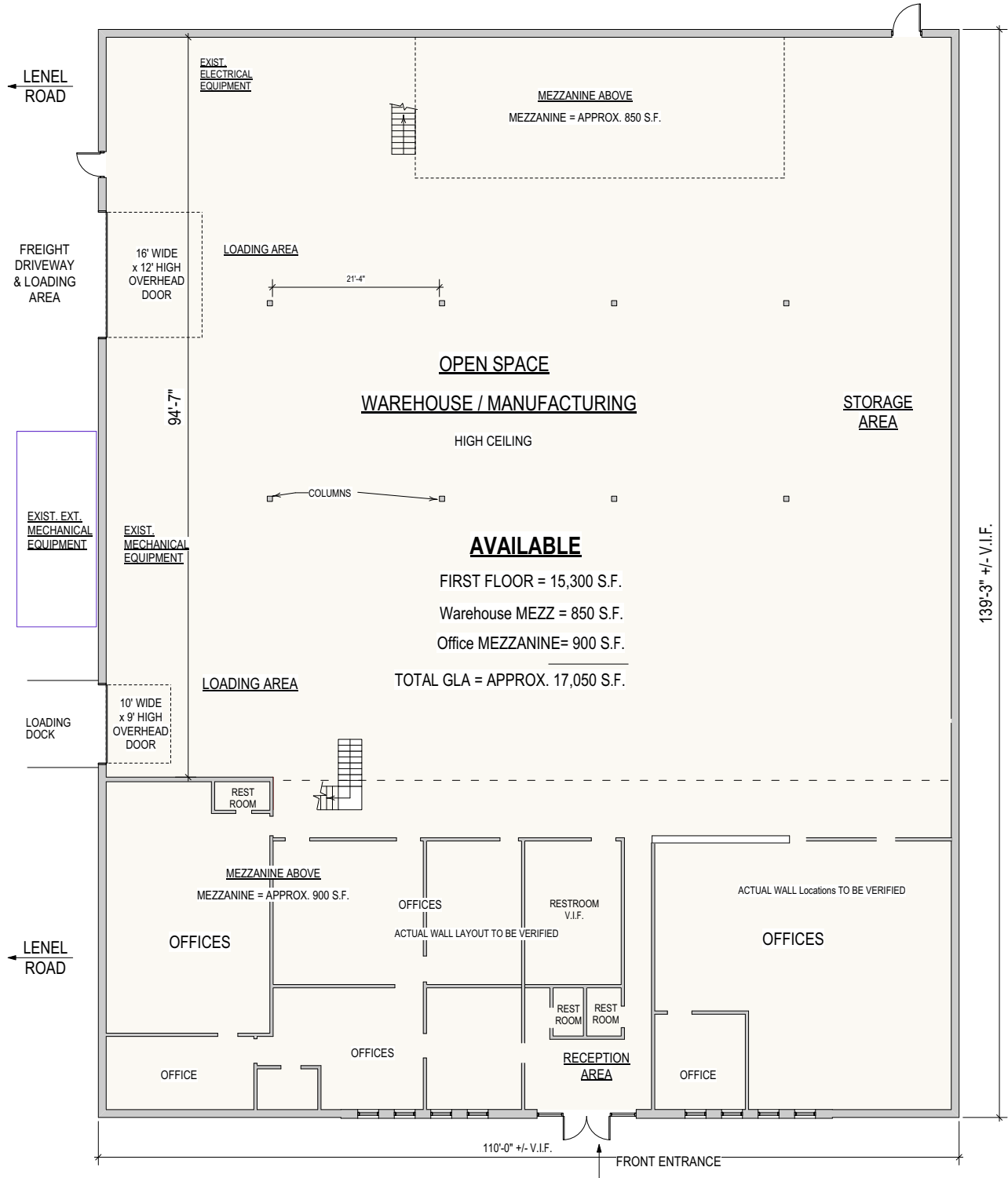
Knowledge | Hardwork | Results | Philanthropy

Information contained herein is deemed from sources we consider reliable. We cannot be responsible for errors, omissions, prior sales, withdrawal or change of price. Landlord and broker make no representation as to the environmental condition of the property and recommend independent investigations.

# 350 N. FRONTAGE PLAN

BACK UP GENERATOR  
FOR BUILDING

**DRAFT**



EXISTING CONDITIONS TO BE CONFIRMED  
ALL DIMENSIONS ARE APPROXIMATE - V.I.F.

**CONCEPT SCHEMATIC FLOOR PLAN**

350 N. Frontage Road  
Roxbury, NJ

NORTH FRONTAGE ROAD

0 5 10 15 20 FT