

# For Sale/Lease

4 Saddle Road, Cedar Knolls  
(Hanover Twp.), NJ

**VITA & VITA**  
REALTY CORP.

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973-227-5233

**ALLIED REALTY**  
Commercial & Industrial Real Estate  
330 Passaic Avenue, Suite 212  
Fairfield, New Jersey 07004

Ronald Kraft  
[Rkraft@AlliedRealtyNJ.com](mailto:Rkraft@AlliedRealtyNJ.com)  
973-575-8410

## *~24,311 Square Feet*

- Divisible to ~17,463 Square Feet
- 2.085 Acres; ~41 Parking Spaces
- Office/Tech of ~4,757 Square Feet
- 14' Ceiling Height
- Three 10'x12' Drive-ins – 1 w/ a Lift Plate
- Two Electrical Services: 400 Amps at 240 Volts, 600 Amps at 480 Volts
- 100% Wet Sprinkler System
- Zoned Industrial
- Built 1965
- Neighboring Towns of Parsippany-Troy Hills, Whippany, Morristown, East Hanover, Morris Plains, & Morris Township
- Minutes to Major NJ Roadways – I-287, I-80, & Routes 10, 202, 24



***Lease Price \$11.95/SF Net***  
***Taxes Approx. \$1.54/SF (2021)***

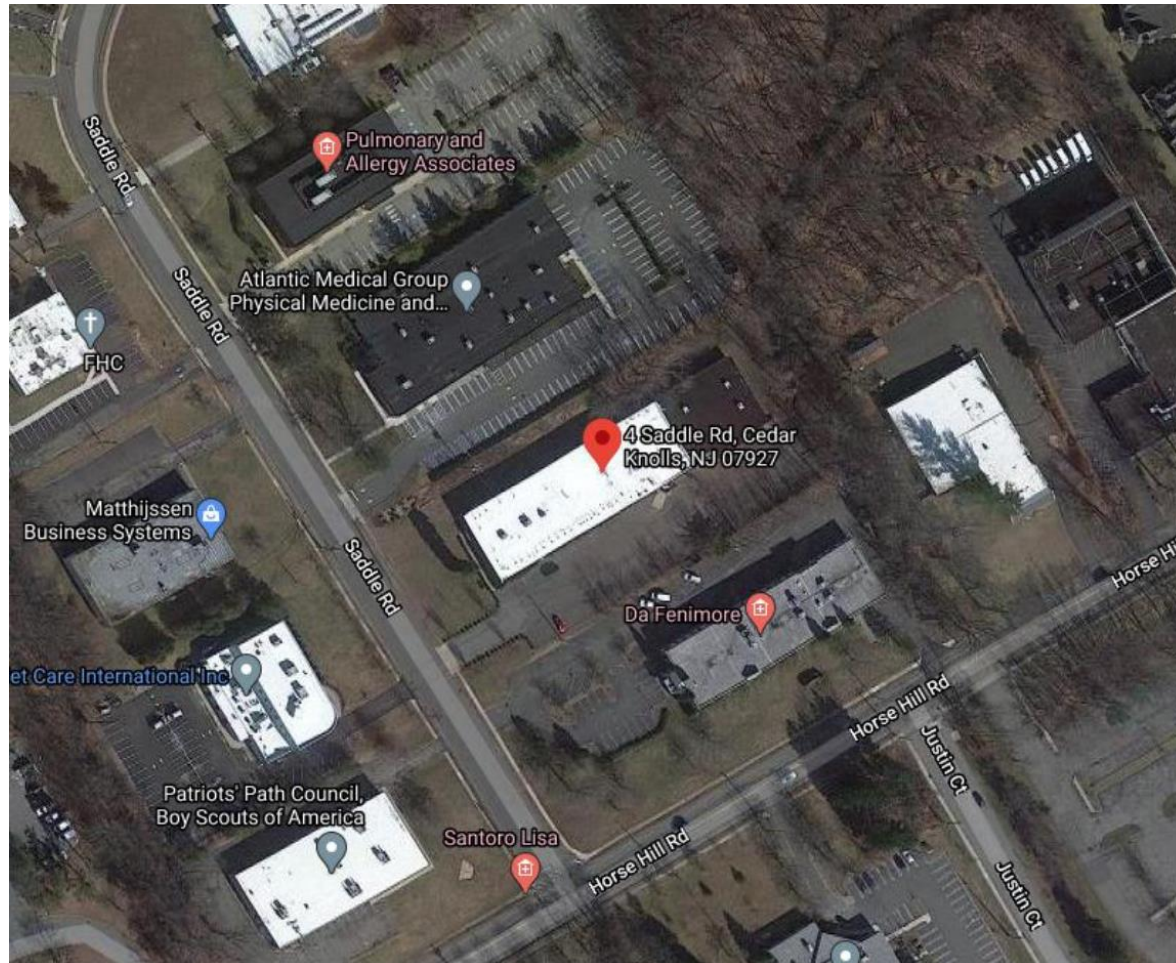
# 4 Saddle Road Cedar Knolls (Hanover Twp.), NJ Aerial View

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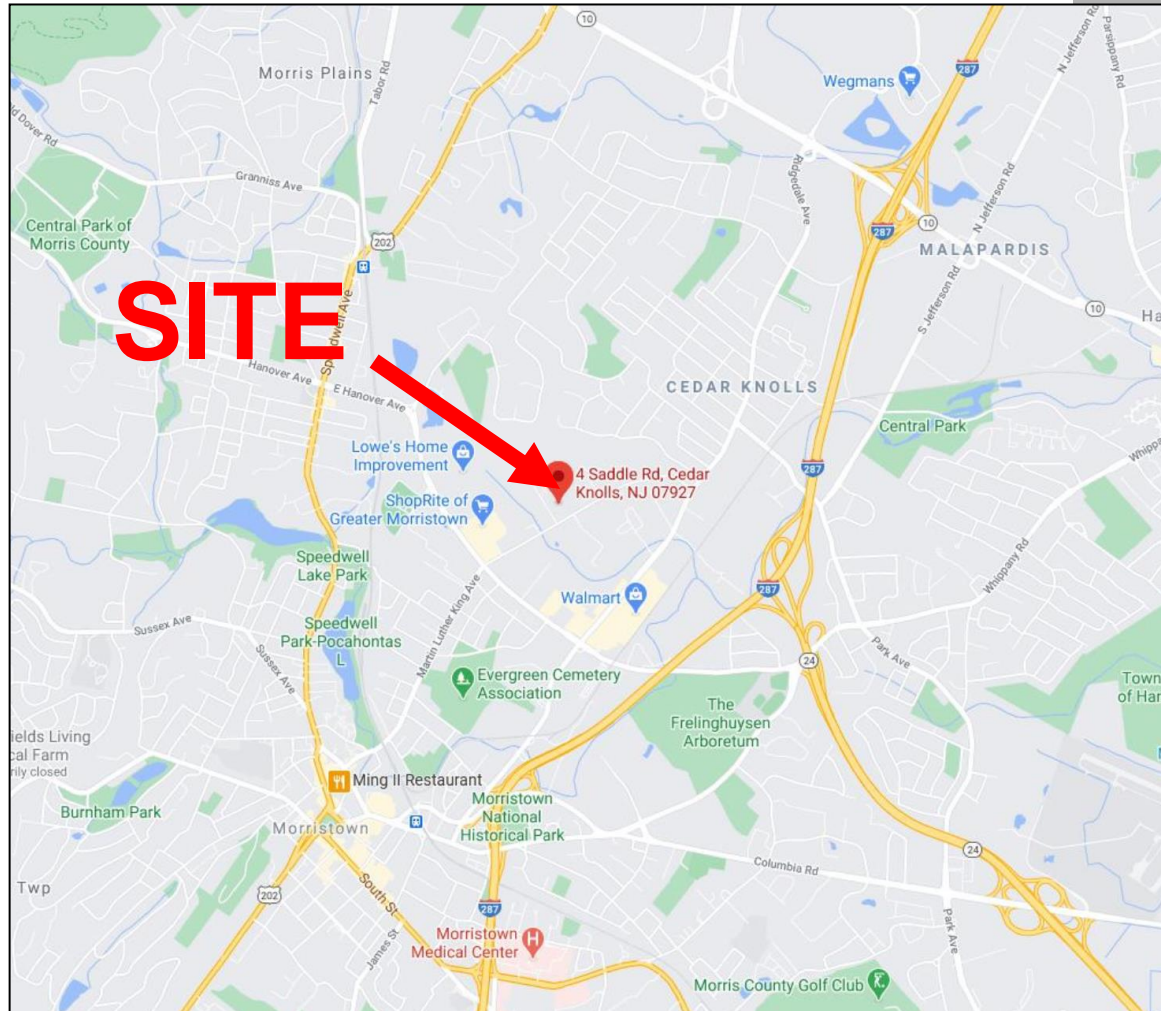
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