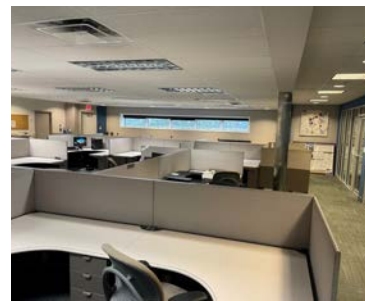
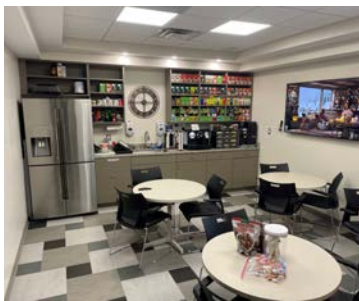


# FOR SALE OR LEASE



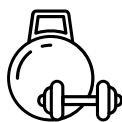
## PREMIER OFFICE/FLEX OPPORTUNITY



### 862 COUNTY ROAD | SKILLMAN, NJ

- +/- 12,000 SF plus +/- 3,000 SF basement
- Situated on +/- 9.96 acres
- 3 Drive-in doors
- Pylon and building signage available
- Open floor plan with private offices
- Walking path around perimeter of property
- Natural gas generator
- Ample Parking
- Adjacent to Montgomery Promenade - mixed use retail project anchored by Whole Foods
- Close proximity to upscale residential communities, educational facilities, and retailers

#### AMENITIES



**GYM**



**KITCHEN**



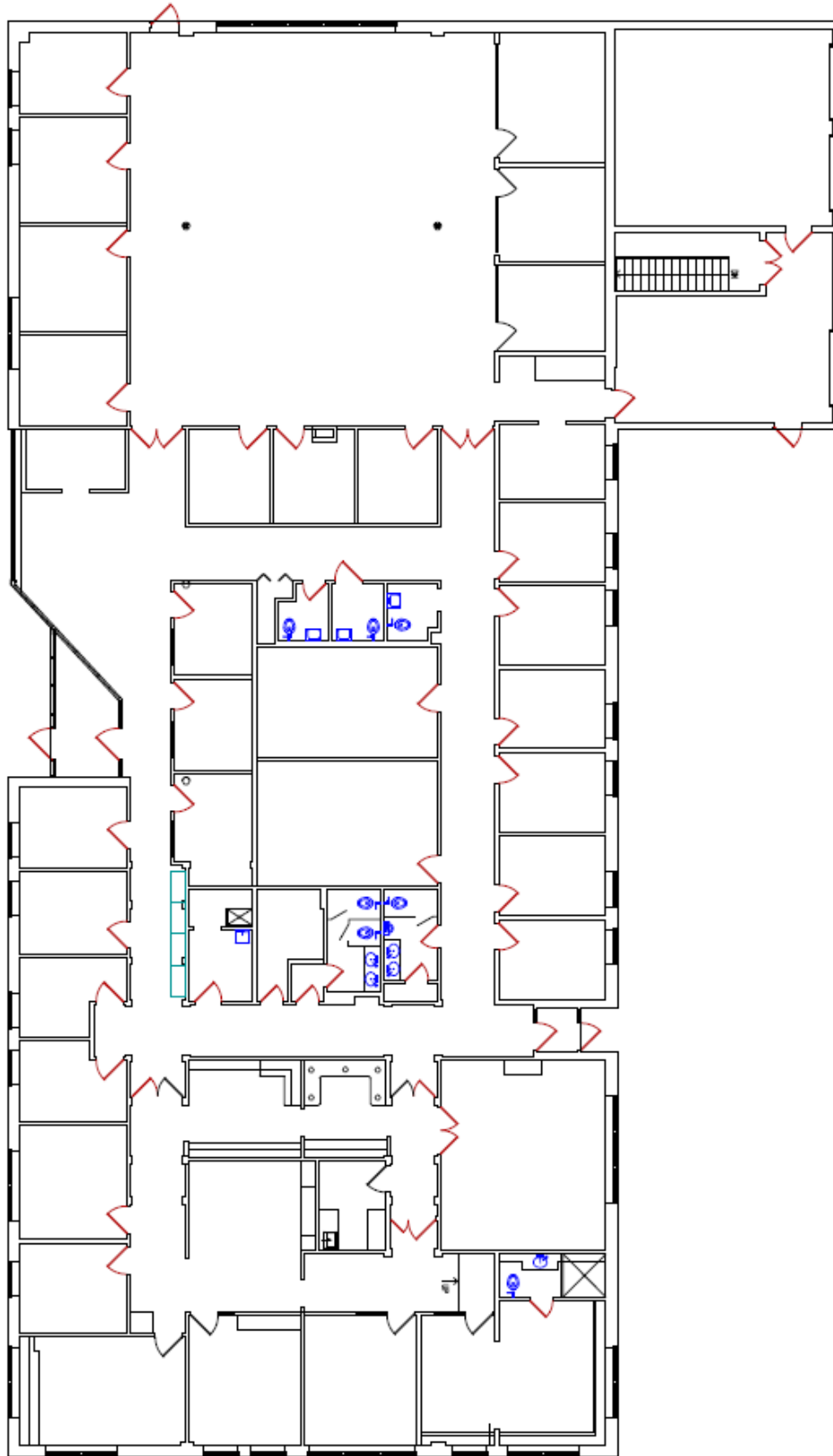
**STORAGE**



**WALKING PATH**

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

## FLOOR PLAN



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## NEARBY AMENITIES



### **MONTGOMERY PROMENADE PLANS 2024**

The Montgomery Promenade situated on Route 206, adjacent to 862 County Road, is currently under construction with businesses opening in 2024. Retail tenants include: Whole Foods, European Wax Center, Spavia and Norman's Hallmark. Confirmed restaurants include: Tim McLoone's dual concept restaurant Iron Whale and The Robinson Ale House, Kirk Ruoff's award winning brunch concept Turning Point Restaurant, and a barbeque restaurant called More Than Q.



### **1377 ROUTE 206**

Preliminary and Final Major Site Plans and Bulk Variances constructing 115 apartments, 92 units are market-rate rentals and 23 of which are affordable rental units. Both within two buildings.



### **VILLAGE WALK**

Village Walk is the redevelopment of Village Shopper I & II. The mixed-use center offers a central environment to shop, dine, live and work. Including in the redevelopment are three-story buildings with retail on the first and residential lofts on second and third floors.

### **CONTACT US:**

Erin Warwick  
Executive Vice President  
609.744.9964  
erin.warwick@wolfcre.com

Evan Zweben  
Executive Vice President  
856.261.5548  
evan.zweben@wolfcre.com

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