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## **Lerman Sanders Realty represents Marcus Patners in acquisition of 111,548 s/f industrial property**

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100 Fulton Street - Boonton, N.J.

Boonton, NJ Marcus Partners has acquired 100 Fulton St. The soon-to-be vacant 111,548 s/f industrial property presents a compelling opportunity in this market due to its high ceiling height and up to 1.75 acres of outdoor storage on the site.

“This asset has several compelling characteristics that are not commonly seen in this market. The combination of size, ceiling height, and outdoor storage area are major differentiators for 100 Fulton. We are excited to add this asset to our growing portfolio in Northern New Jersey and believe 100 Fulton will be a preferred option for prospective tenants,” said Todd Minerley, senior vice president

of Marcus Partners.

Originally constructed in the 1970s, this single-tenant building features a 29-35 ft. clear warehouse that includes 7,500 s/f of recently updated office space. The property also includes parking, loading, 2,000 amps of power, outdoor storage, and near major highways. 100 Fulton, located in the Northern New Jersey market, is located within .64 miles of I-287, four miles of I-80 and 30 miles of the Port.

The seller was represented by Binswanger and Marcus Partners was represented by Lerman Sanders Realty.

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