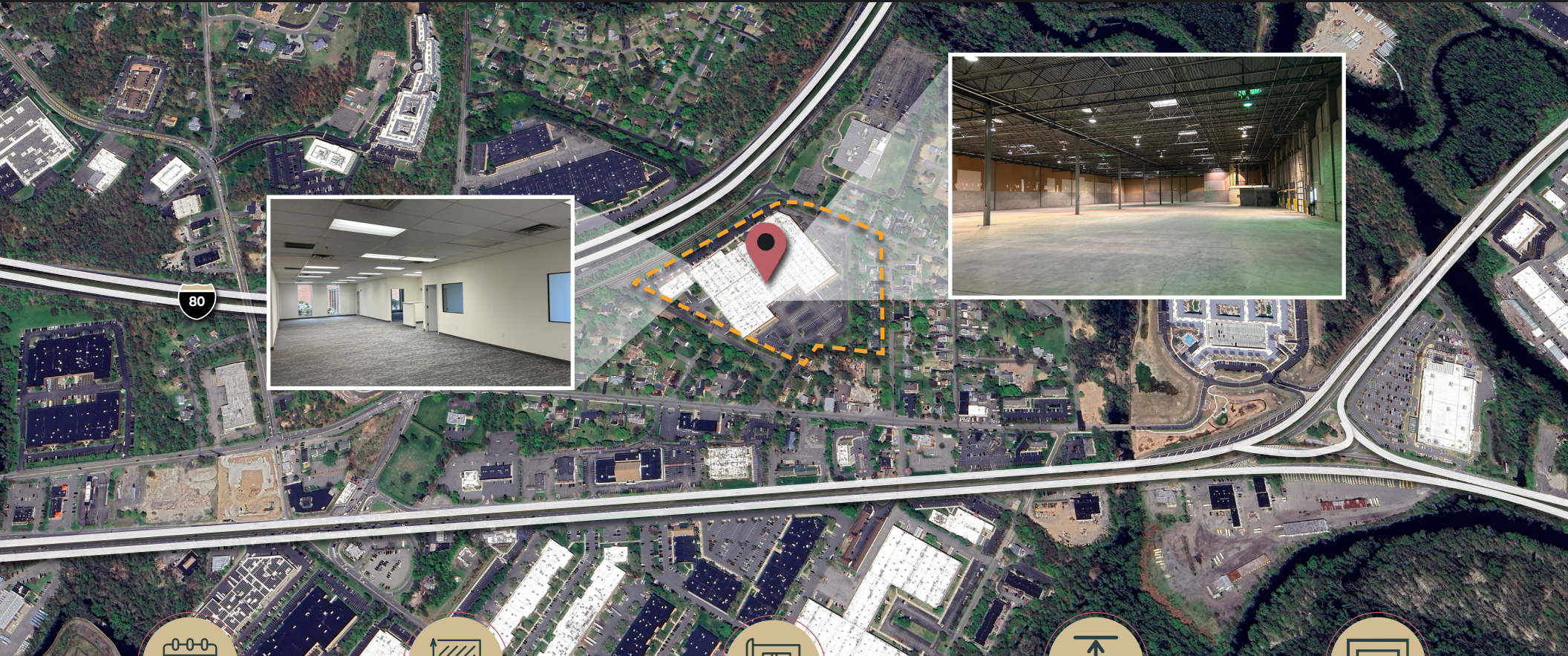


FOR LEASE

# 74,154 SF (Divisible) Available

10 New Maple Ave, Pine Brook, NJ 07058



IMMEDIATELY  
AVAILABLE



74,154 SF  
TOTAL (DIVISIBLE)



UNIT 304: 3,716 SF OFFICE  
UNIT 303: 5,843 SF OFFICE



24'  
CLEAR CEILINGS



8 TAILBOARD  
LOADING DOORS

**ANDREW SIEMSEN**

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**DOMINIC PIZZULLI**

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dominic.pizzulli@kbcadvisors.com

**nuveen**  
REAL ESTATE

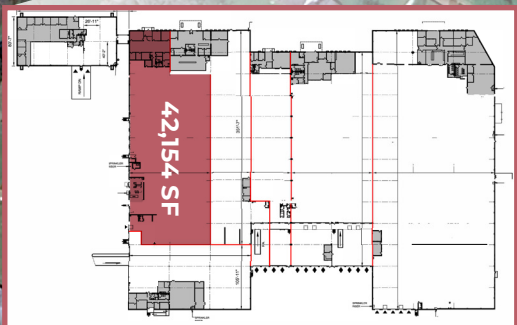
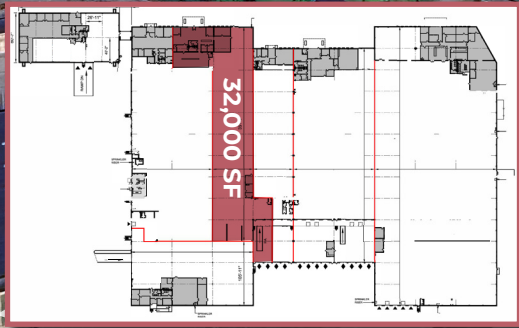


10 NEW MAPLE AVE

# Property Highlights

**nuveen**  
REAL ESTATE

**KBCADVISORS**



**74,154 SF**  
Total (Divisible)

**24'**  
Clear Ceilings

**IMMEDIATELY**  
Available

**Unit 304:**  
**42,154 SF**  
Total

**3,716 SF**  
Office

**6**  
Tailboards

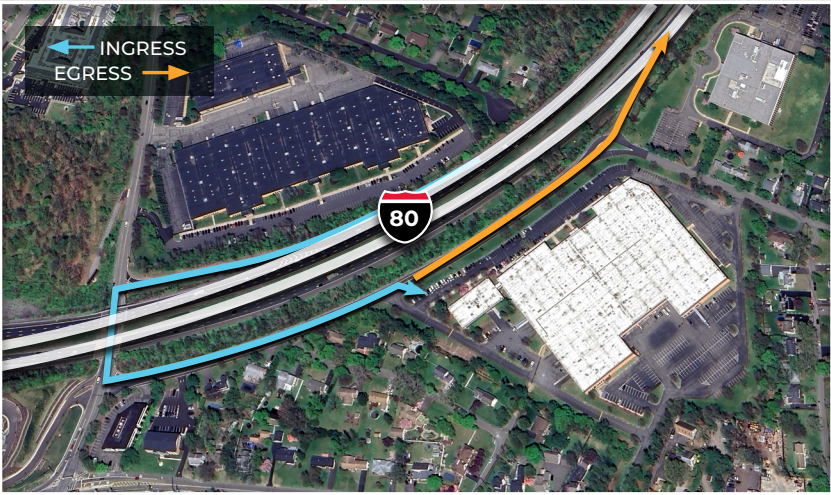
**Unit 303:**  
**32,000 SF**  
Total

**5,843 SF**  
Office

**2**  
Tailboards (Interior)

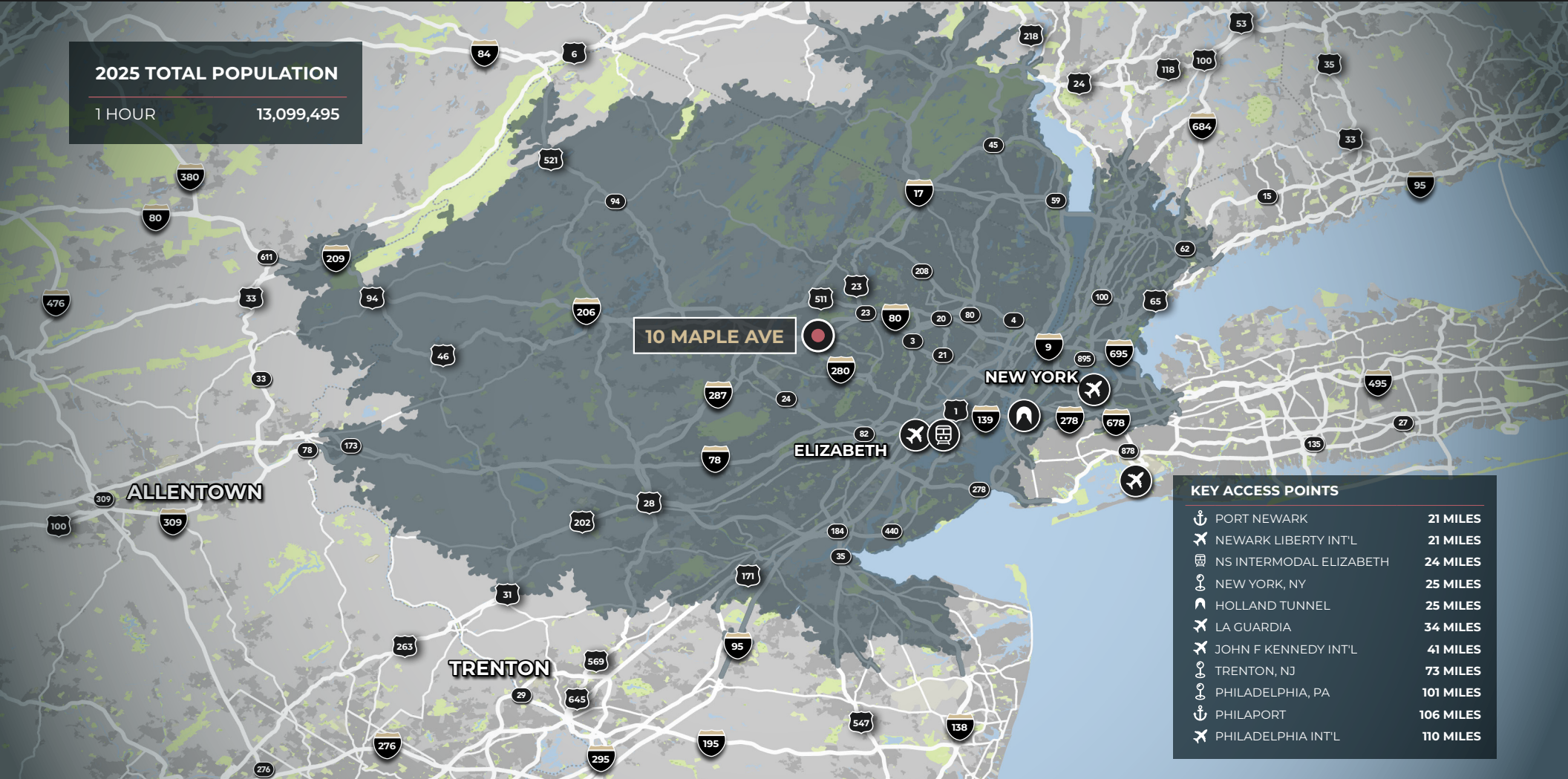


**10 New Maple Ave**



# Premier Regional Connectivity

**2025 TOTAL POPULATION**  
1 HOUR 13,099,495



KEY ACCESS POINTS		
📍	PORT NEWARK	21 MILES
✈️	NEWARK LIBERTY INT'L	21 MILES
🚆	NS INTERMODAL ELIZABETH	24 MILES
📍	NEW YORK, NY	25 MILES
🚶	HOLLAND TUNNEL	25 MILES
✈️	LA GUARDIA	34 MILES
✈️	JOHN F KENNEDY INT'L	41 MILES
📍	TRENTON, NJ	73 MILES
📍	PHILADELPHIA, PA	101 MILES
📍	PHILAPORT	106 MILES
✈️	PHILADELPHIA INT'L	110 MILES

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