

INVESTMENT GRADE RATED SINGLE-TENANT OFFICE ASSET

OVERVIEW

Colliers International is pleased to present the fee simple sale of **2&4 Mill Ridge Lane**, Chester, Morris County, New Jersey, a ±32,000 RSF, single-tenant leased office building.

The Property serves as the U.S. corporate headquarters for French's Food Company. Introduced in 1904, French's Classic Yellow Mustard has grown over its 100+ years in the business to be voted America's #1 mustard brand. Along with four (4) other products within the condiment and packaged food line, French's now distributes over 160 million bottles each year to over 50 countries.

The three (3) story, elevated building was originally constructed in 2006, and is situated on a 3.23-acre site with approximately 138 surface spaces, a 4.3/1,000 ratio. The Property is located off of Route 24 near its intersection with Route 206, providing access to both Interstate 80 and the Interstate 287/78 interchange.

OFFERING HIGHLIGHTS

- **2&4 Mill Ridge Lane** is currently 100% occupied by French's Food Company on a long-term lease through February 2028; French's has occupied the building since 2010.
- High brand recognition tenant with strong investment grade rated corporate lease guaranty.
- The new 11-year lease has a Year 1 starting base rent of \$25.00 PSF and includes \$0.50 PSF annual rental rate increases.
- High quality, newer vintage boutique style office asset.
- Strong local amenities within walking distance including historic downtown Chester and The Streets of Chester luxury shopping center.
- Morris County ranks as one of the top 10 most affluent counties in the United States.

For more information, visit website: [2-4 Mill Ridge Lane, Chester, NJ](#)

For more information contact:

Jacklene Chesler
Salesperson
Executive Managing Director
973.299.3083
jacklene.chesler@colliers.com

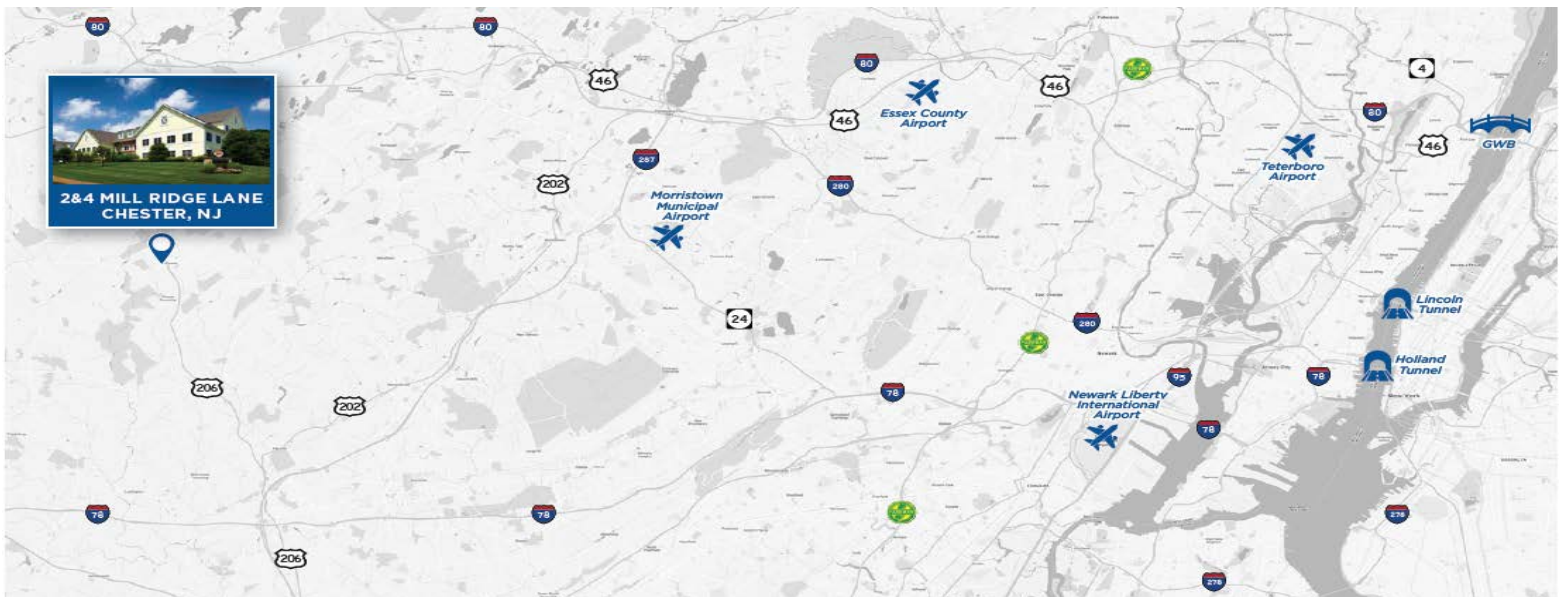
Patrick Norris
Salesperson
Associate
973.299.3010
patrick.norris@colliers.com

COLLIERS INTERNATIONAL NJ LLC
Morris Corporate Center I
300 Interpace Parkway, Building C, 3rd Floor
Parsippany, NJ 07054
www.colliers.com



2&4 MILL RIDGE LANE

CHESTER, NEW JERSEY



For more information contact:

Jacklene Chesler
Salesperson
Executive Managing Director
973.299.3083
jacklene.chesler@colliers.com

Patrick Norris
Salesperson
Associate
973.299.3010
patrick.norris@colliers.com

COLLIERS INTERNATIONAL NJ LLC
Morris Corporate Center I
300 Interpace Parkway, Building C, 3rd Floor
Parsippany, NJ 07054
www.colliers.com

