

±212,335 SF FOR LEASE

JUNE 2021 OCCUPANCY

# LBAExit8A

130 Docks Corner Road · Dayton, NJ

[www.lbaexit8a.com](http://www.lbaexit8a.com)



LBA Logistics 

CBRE

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**212,335 SF**  
BUILDING SIZE



**24'**  
CEILING  
HEIGHT



**600 amps,**  
**3 phase**  
POWER



**35' x 50'**  
COLUMN SPACING



**73**  
CAR PARKING  
STALLS



**1+ acre**  
ADDITIONAL  
STORAGE

## BUILDING SPECIFICATIONS

	UNIT A	UNIT B
AVAILABLE	106,168 SF	106,167 SF
1ST FLOOR OFFICE	2,360 SF	2,795 SF
MEZZANINE OFFICE	2,450 SF	2,825 SF
DOCK DOORS	11	8
DRIVE-IN DOORS	3	3
RAIL DOORS	None	6
CAR PARKING	59	13
SPRINKLER DENSITY	0.32 GPM / 2,000 SF	0.15 GPM / 1,500 SF

## PLANNED BUILDING IMPROVEMENTS

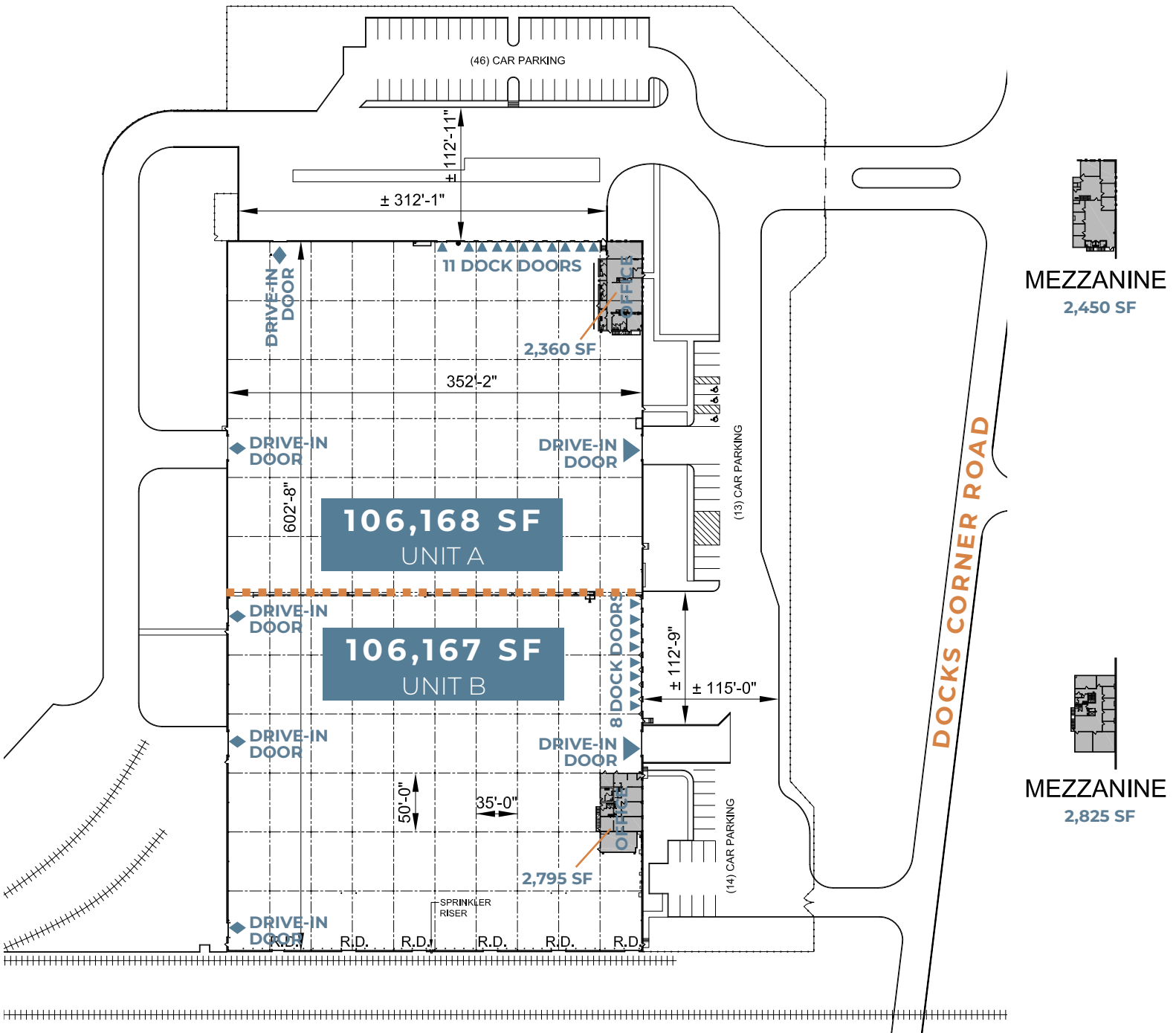
- New roof
- Expanded truck court
- Paint
- New carpeting
- Bathroom refresh
- New LEDs in warehouse



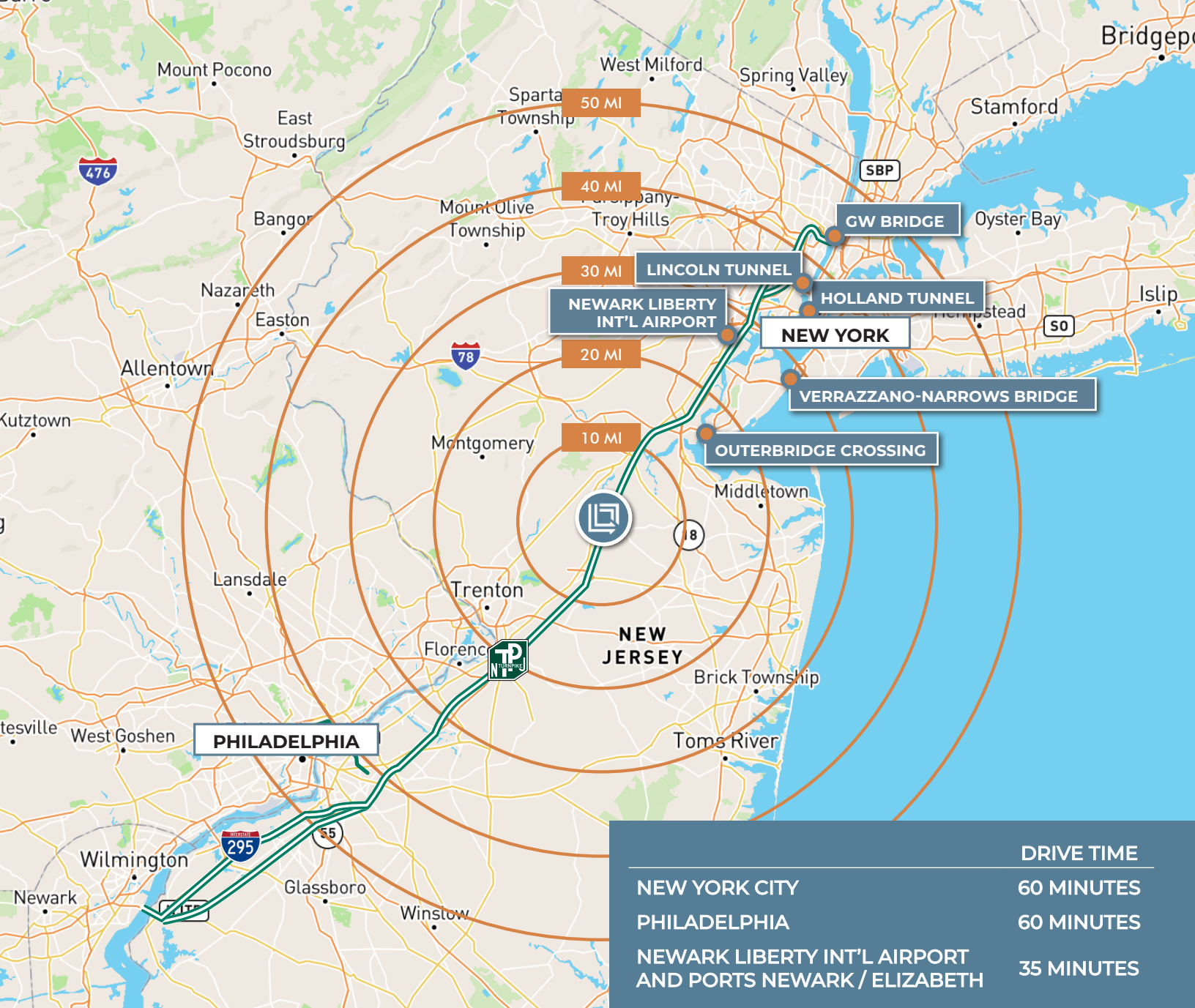
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HERROD BOULEVARD







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