



NEW JERSEY TURNPIKE



EXIT 7A

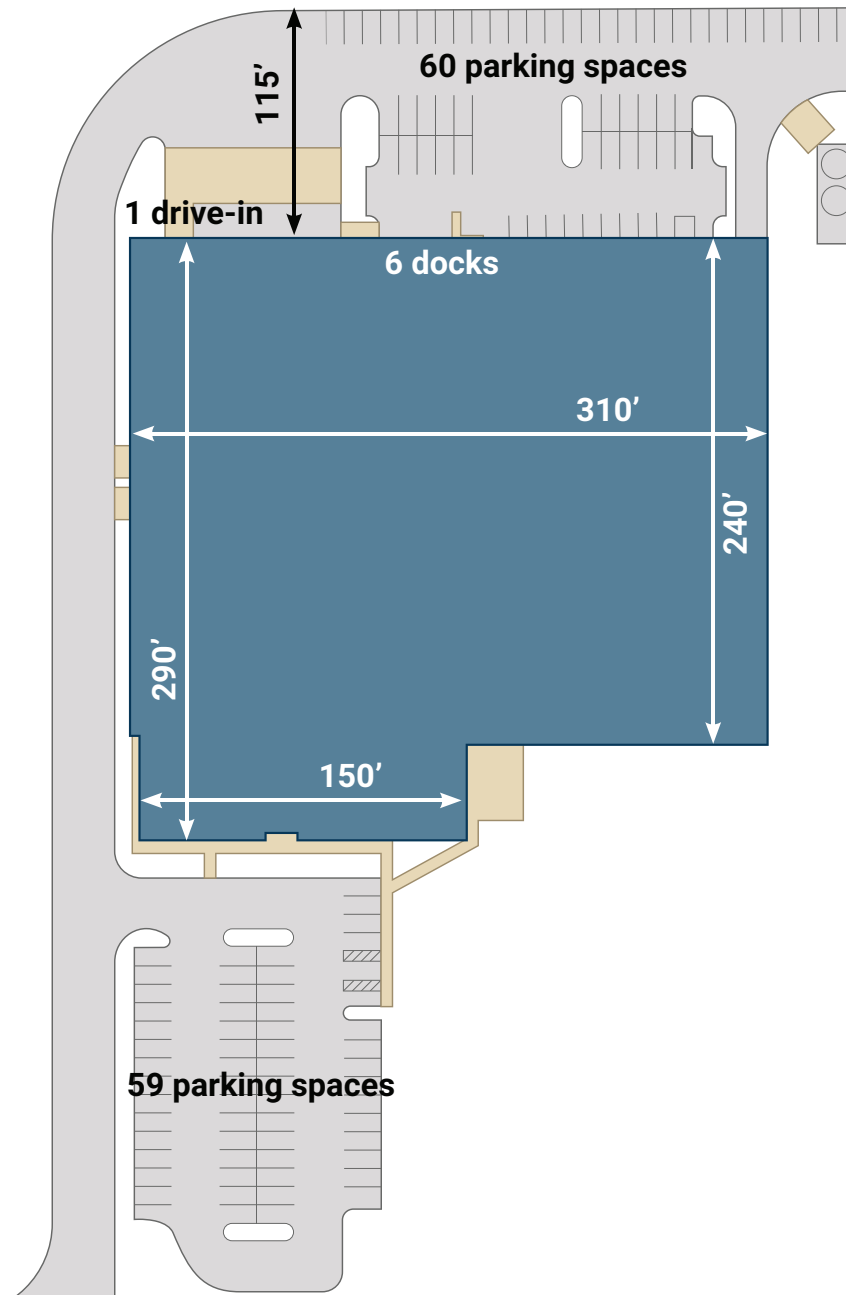


87,920 SF AVAILABLE FOR LEASE

Available Q3 2022

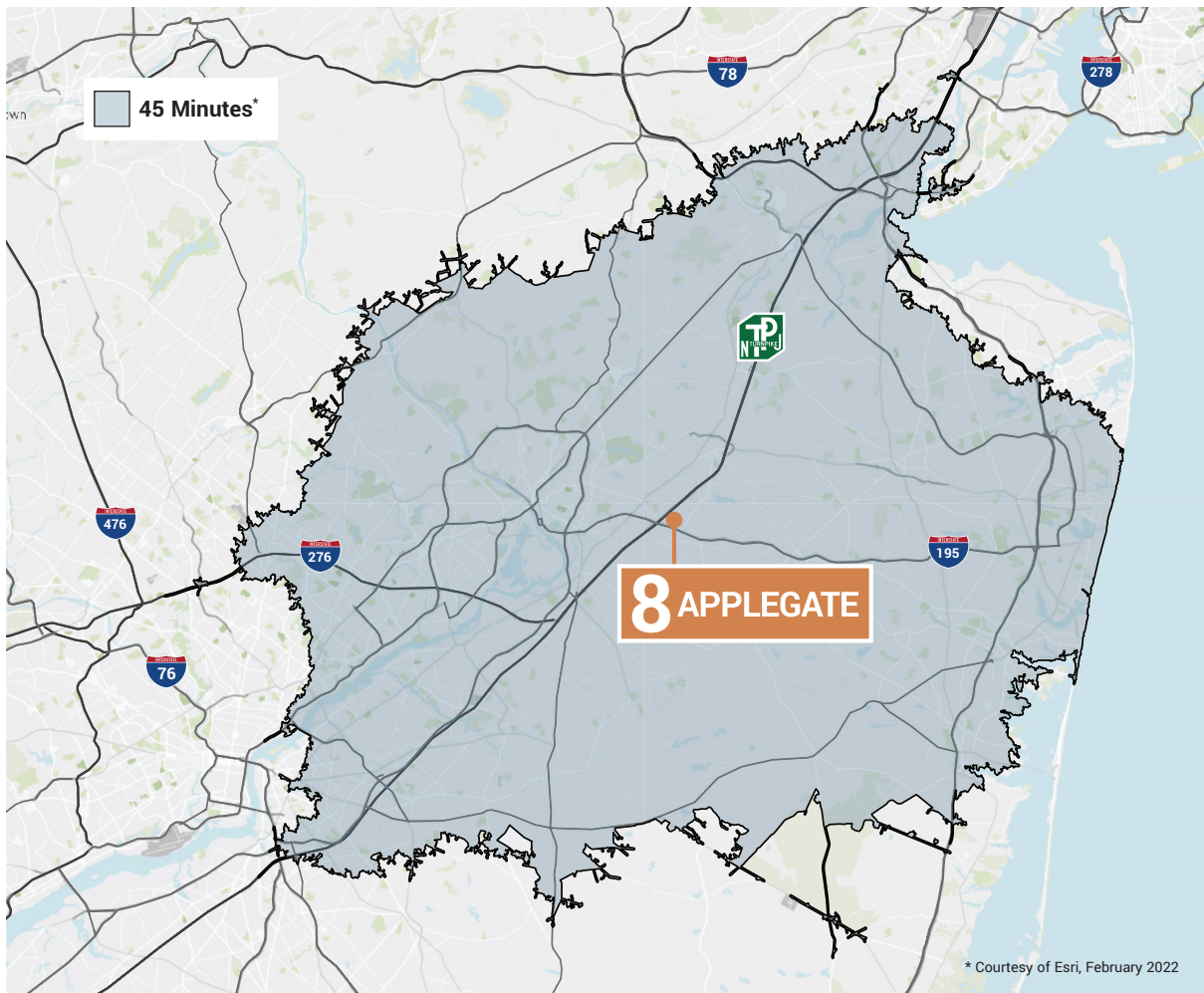


SITE PLAN & BUILDING SPECS



RENTABLE AREA	87,920 SF	CAR PARKING	118 spaces
BUILDING TYPE	Class A Industrial Warehouse	TRAILER PARKING	No existing dedicated trailer parking
CONSTRUCTION TYPE	Extra thick concrete pad	TRUCK COURT	115'
LAND AREA	30.7 acres	DRIVE-IN DOORS	1 drive in door (10' x 15')
BUILDING DIMENSIONS	919' x 331'	FIRE PROTECTION	ESFR sprinkler system
WALL CONSTRUCTION	Tilt-up concrete	WAREHOUSE LIGHTING	T-5 lighting
LOADING DOCKS	6 (10' x 10')	EXPANSION	Property has the potential ability to expand the building or add additional parking area. Landlord does not have any entitlements/approvals in place
CEILING HEIGHT	30' clear		
OFFICE HVAC	Gas fired forced air and central air conditioning		
WAREHOUSE HVAC	Six rooftop gas fired and water cooled HVAC units with four ceiling mounted gas fired heaters		

LOCATION ACCESS & LABOR STATISTICS



45 MINUTE DRIVE TIME

3,379,898
Total Population

1,782,807
Total Labor Force

6.7%
Unemployment Rate

92,430
Transportation/
Warehouse Employees

LOCATION

Located one mile off of New Jersey Turnpike Exit 7A, with ability to service the metro NYC and Philadelphia markets.



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