



CROSSROADS

INDUSTRIAL WEST

5 CHRIS COURT, DAYTON, NEW JERSEY

NEW JERSEY TURNPIKE

EXIT 8A

LESS THAN 4 MILES



SPECIFICATIONS:

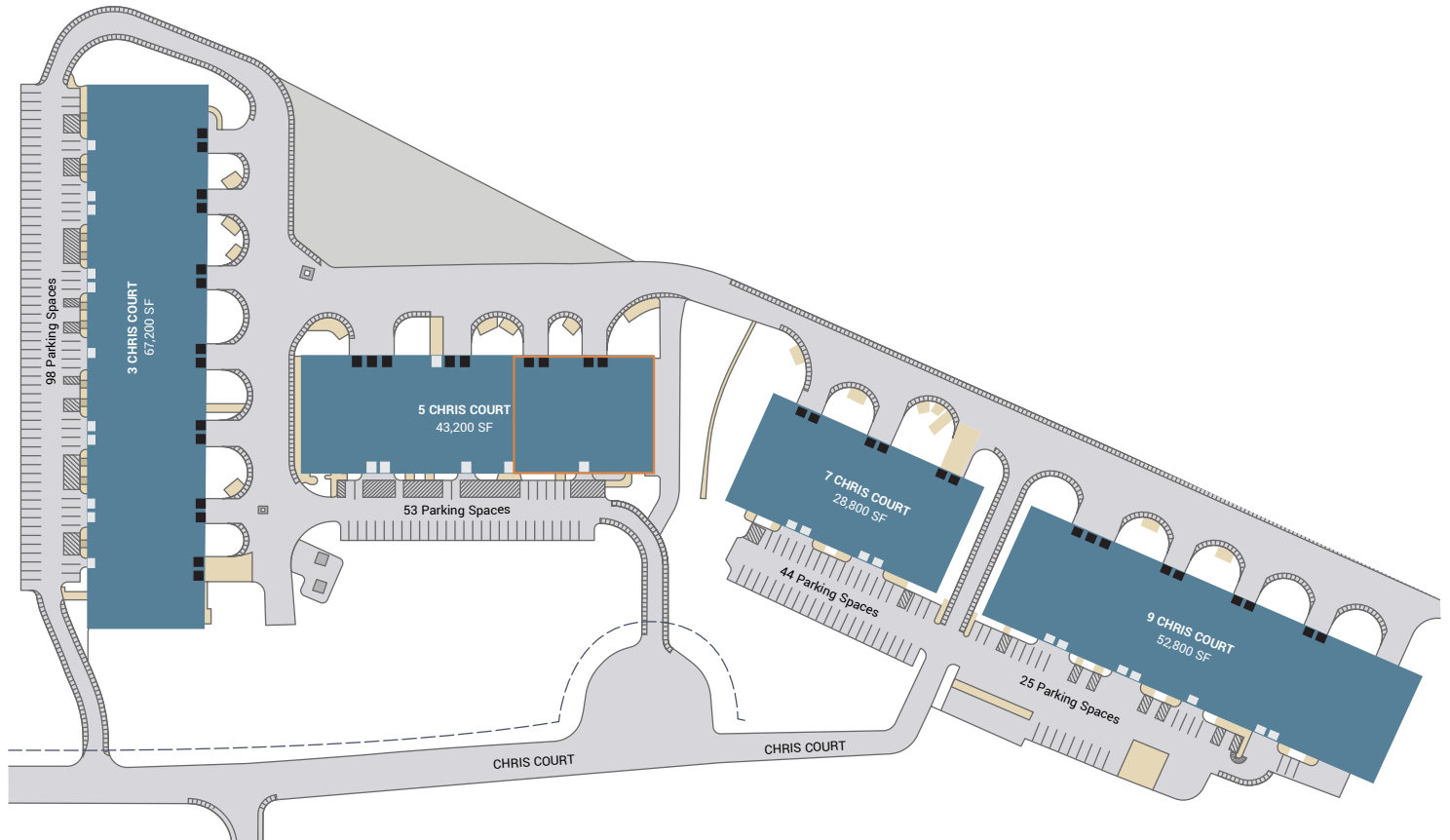
5 CHRIS COURT – SUITE D, G & F

RENTABLE BUILDING AREA	43,200 SF
YEAR BUILT	1986
AVAILABLE SPACE	19,304 SF
OFFICE SF	±2,307 SF
WAREHOUSE SF	16,997 SF
CLEAR HEIGHT	22'
COLUMN SPACING	40' x 40'
LOADING DOCK DOORS	4
DRIVE-IN DOOR	2
FIRE PROTECTION	WET SYSTEM
TRUCK COURT DEPTH	100'

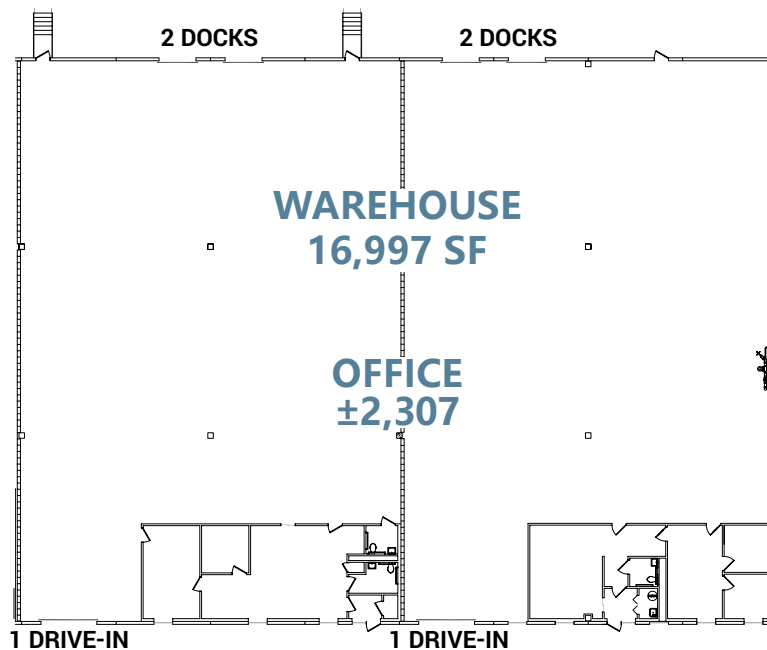
LOCATION:

ROUTE 130	0.5 mi.
NJ TURNPIKE EXIT 8A	3.4 mi.
NJ TURNPIKE EXIT 8	9 mi.
I-295 EXIT 57	22 mi.
PORT OF NEWARK / ELIZABETH	39 mi.
NEW YORK CITY	47 mi.
PHILADELPHIA	56 mi.

SITE PLAN:



FLOOR PLAN:



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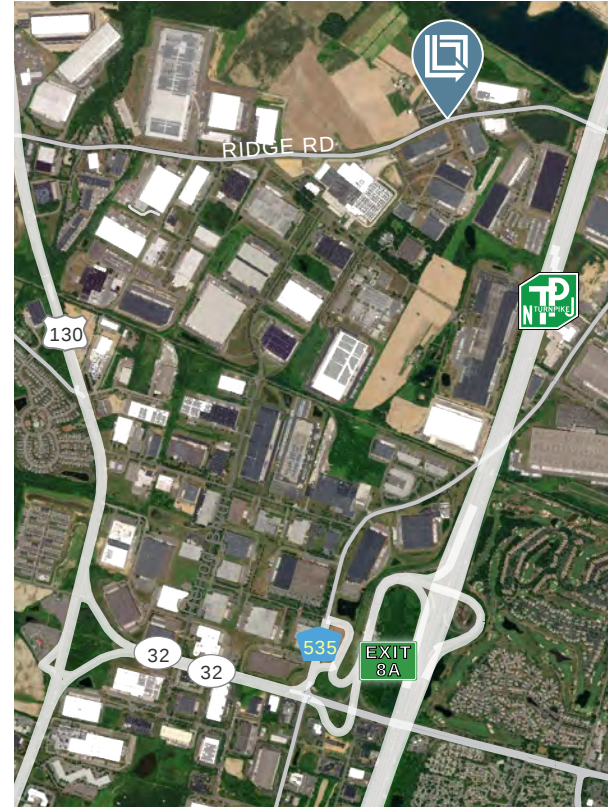
CROSSROADS INDUSTRIAL EAST

182 RIDGE ROAD, DAYTON, NEW JERSEY

NEW JERSEY TURNPIKE

EXIT 8A

LESS THAN 4 MILES



SPECIFICATIONS:

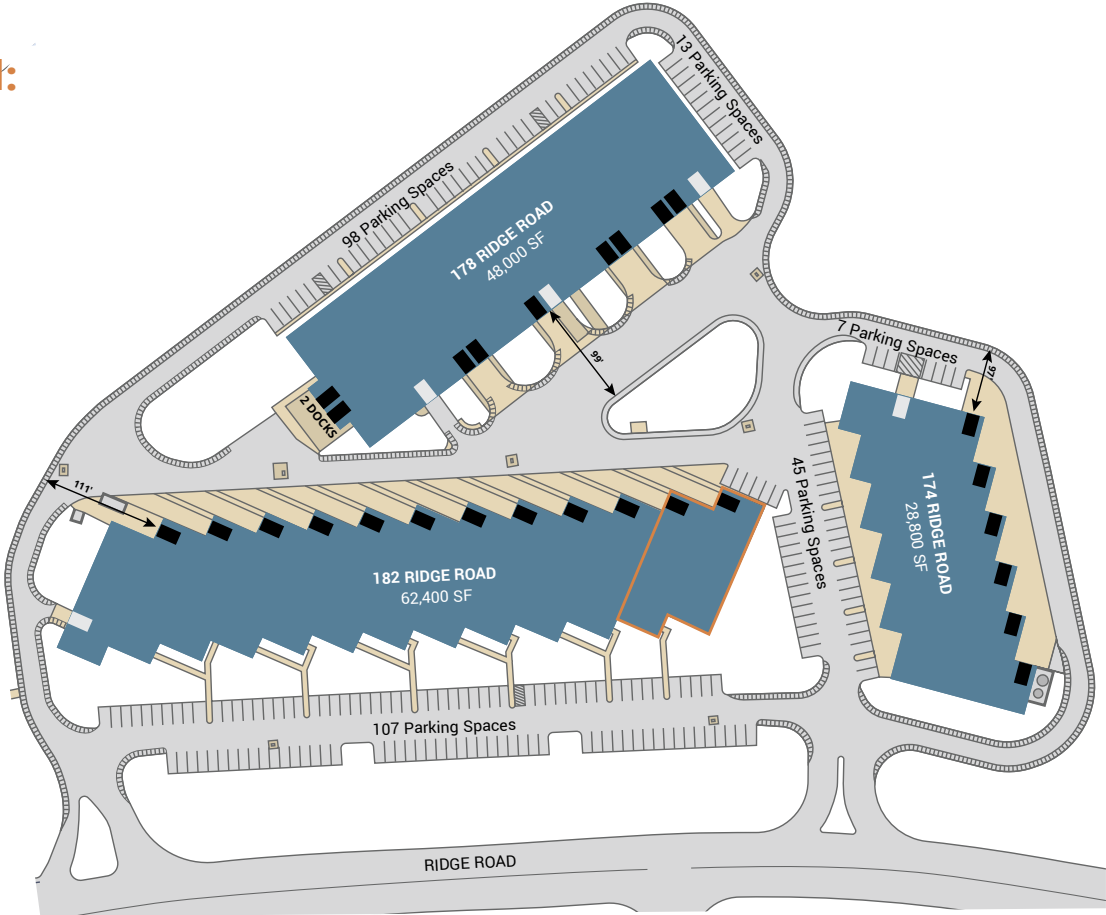
182 RIDGE ROAD – SUITE K

RENTABLE BUILDING AREA	62,400 SF
YEAR BUILT	1989
AVAILABLE SPACE	9,600 SF
OFFICE SF	+/- 397 SF
WAREHOUSE SF	9,203 SF
CLEAR HEIGHT	22'
COLUMN SPACING	40' x 40'
LOADING DOCK DOORS	2
FIRE PROTECTION	WET SYSTEM
TRUCK COURT DEPTH	111'

LOCATION:

ROUTE 130	1.6 mi.
NJ TURNPIKE EXIT 8A	3.8 mi.
NJ TURNPIKE EXIT 8	10.4 mi.
I-295 EXIT 57	25 mi.
PORT OF NEWARK / ELIZABETH	39 mi.
NEW YORK CITY	46 mi.
PHILADELPHIA	56 mi.

SITE PLAN:



FLOOR PLAN:



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