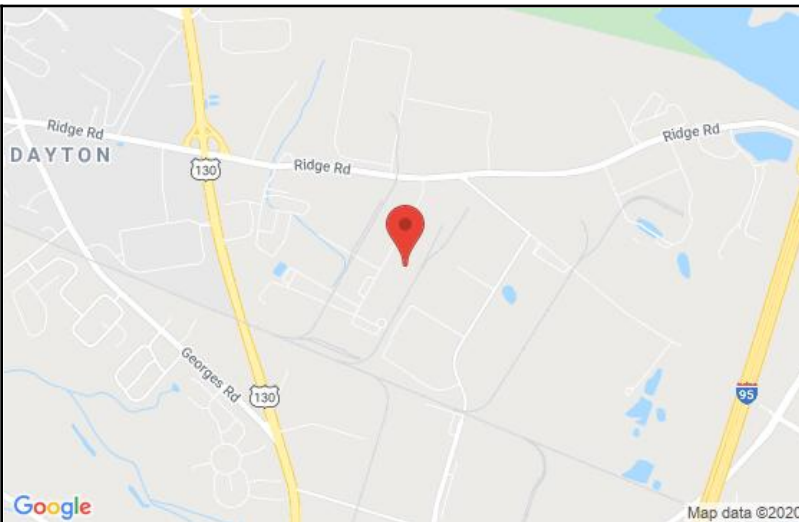




## Building Specifications

Available for Lease:  
**98,588 SF**  
7 Corn Road, Dayton NJ



**Total Lease Area: 98,588 SF**  
**Occupancy: 1/1/21**  
**Warehouse Area: 80,943 SF**  
**Office Area: 2,647 SF**  
**Clear Height: 28'0"**  
**Column Spacing: 42'0" x 42'0"**  
**Loading Doors:**  
    (4) 8'0" x 10'0"  
    (6) 8'0" x 8'9"  
**Drive-In Doors:**  
    (1) 12'6" x 13'0"  
**Taxes: \$0.82 PSF**  
**Insurance: \$0.17 PSF**  
**Fireline: \$0.08 PSF**  
**Roof Maintenance: \$0.10 PSF**  
**Lighting: Hi-bay**  
**Electrical: 600 Amps 460/480 Volt 3 Phase**  
**Sprinkler Design Density: .3 gpm / 3,000 SF**  
**Trailer Parking: Not Available**

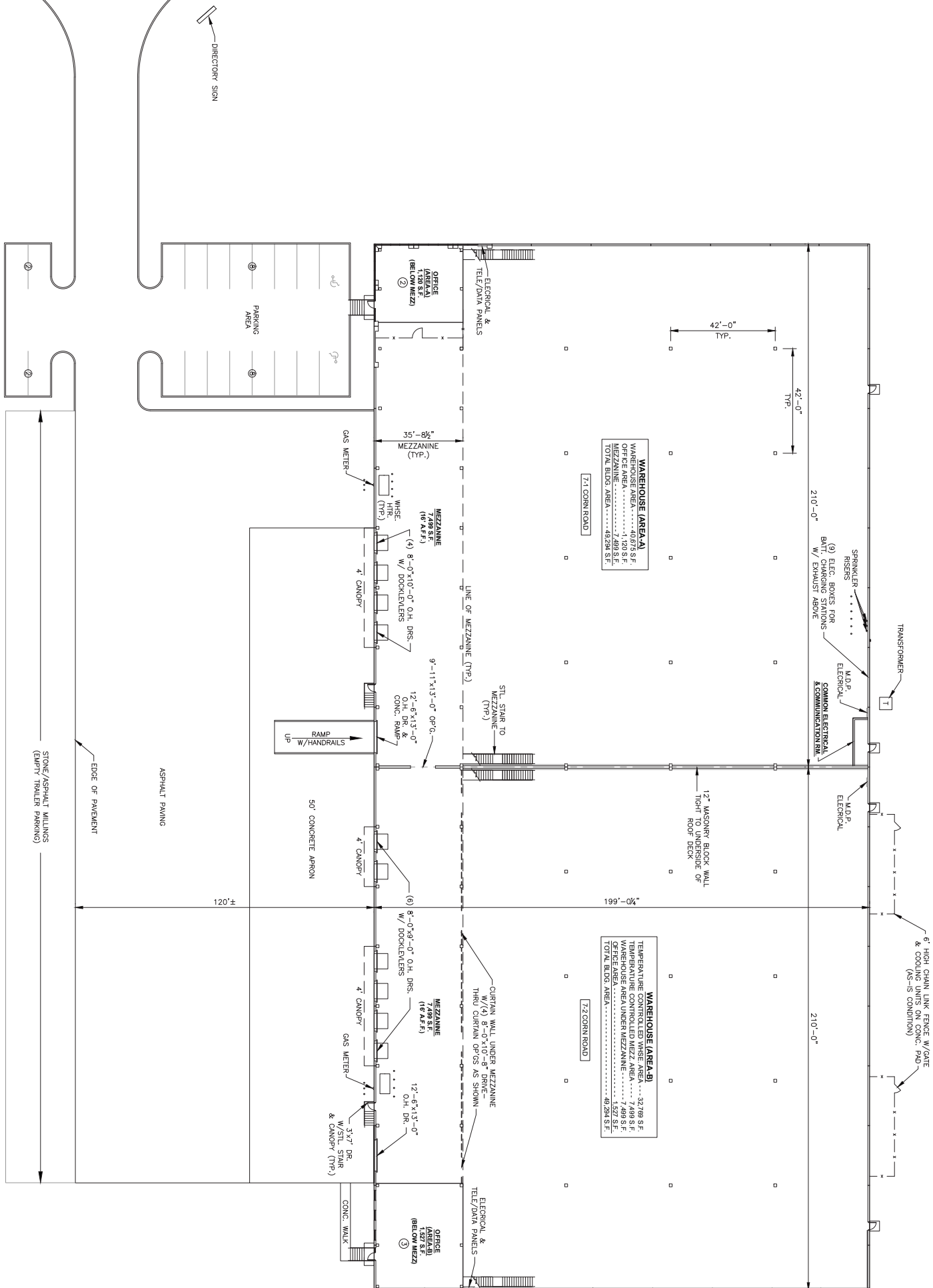
### Special Features

- 40,268 SF- 65 degree space
- Insulated Tilt-up construction
- 50' Concrete Aprons
- Extra Trailer Parking
- Dock Levelers
- Dock Lights

10/07/2020

Properties shown by appointment only.  
The information contained herein has not been verified, and no guarantee, warranty or representation is implied. Any projections, opinions, assumptions, or estimates shown are for example only and do not represent the current or future performance of the property herein.  
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**Heller Industrial Parks, Inc.**  
205 Mill Road, Edison NJ 08837  
**732-287-4880**



**WAREHOUSE (AREA-A)**

WAREHOUSE AREA	4,007 S.F.
OFFICE AREA	1,200 S.F.
MEZZANINE	7,489 S.F.
TOTAL BLDG. AREA	13,696 S.F.

**WAREHOUSE (AREA-B)**

WAREHOUSE AREA	4,230 S.F.
TEMPERATURE CONTROLLED MEZZ. AREA	7,489 S.F.
WAREHOUSE AREA UNDER MEZZANINE	1,527 S.F.
TOTAL BLDG. AREA	13,246 S.F.

N 47'10"05" W 570' 0"

Block 15.01  
Lot 11.08