

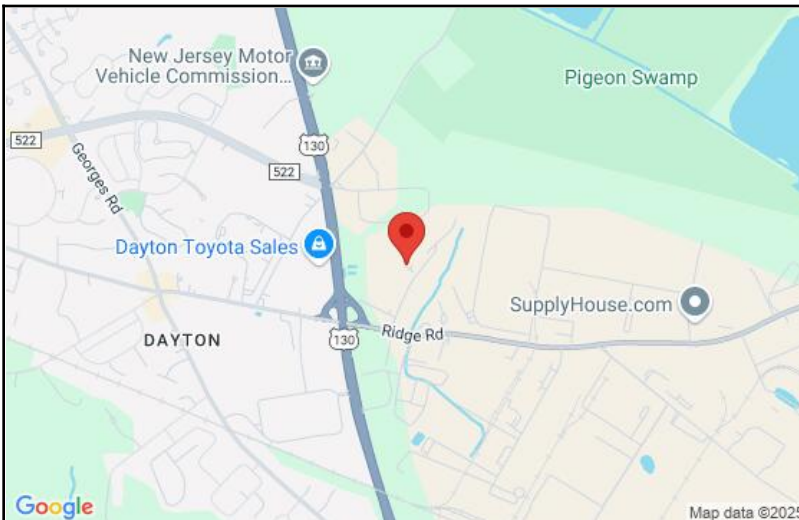


## Building Specifications

Available for Lease:

**188,233 SF**

400 Heller Park Court, Dayton NJ



**Heller Industrial Parks**  
**(732) 287-4880**

**Total Lease Area: 188,233 SF**

**Occupancy: Immediate**

**Warehouse Area: 169,202 SF**

**Office Area: 6,195 SF**

**Clear Height: 32'**

**Column Spacing: 42'0" x 42'0"**

**Loading Doors:**  
**(26) 8'6" x 9'0"**

**Lighting: LED**

**Electrical: 2000 Amps 460/480 Volt 3 Phase**

**Sprinkler Design Density: ESFR**

**Car Parking: 80**

**Trailer Parking: 24**

### ESTIMATED EXPENSES

**R.E. Taxes: \$1.18 PSF**

**Insurance: \$0.32 PSF**

**CAM: \$0.12 PSF**

**TOTAL ESTIMATED EXPENSES: \$1.62 PSF**

### Special Features

- 188,233 SF Warehouse
- 32' Clear Height
- Tilt-up Concrete Construction
- 24 Trailer Parking

01/24/2025

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.

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

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