

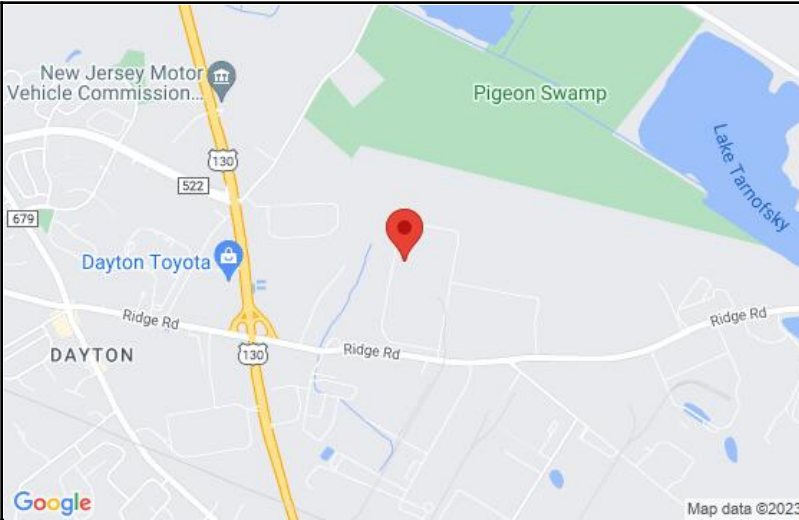


Building Specifications

Available for Lease:

145,851 SF

1 Industrial Road, Suite 132, Dayton NJ



David or Fred
732-287-4880

Total Lease Area: 145,851 SF

Occupancy: 4/1/23

Warehouse Area: 142,127 SF

Office Area: 3,724 SF

Clear Height: 36'

Column Spacing: 55'0" x 44'5"

Loading Doors:
(14) 8'6" x 9'8"

Drive-In Doors:
(1) 13'8" x 13'8"

Lighting: T8 & Metal Halide

Electrical: 600 Amps 460/480 Volt 3 Phase

Sprinkler Design Density: ESFR

ESTIMATED EXPENSES

R.E. Taxes: \$0.87 PSF

Insurance: \$0.23 PSF

Fireline: \$0.08 PSF

Roof, Paving, HVAC: \$1.50 PSF

TOTAL ESTIMATED EXPENSES: \$2.68 PSF

Special Features

- Tilt-Wall Construction
- 140' Loading Courts
- 60' Concrete Aprons
- 30,000# Dock Levelers
- Roof-Mounted Solar

03/22/2023

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

Heller Industrial Parks, Inc.
205 Mill Road, Edison NJ 08837
732-287-4880

HARMON ROAD

