

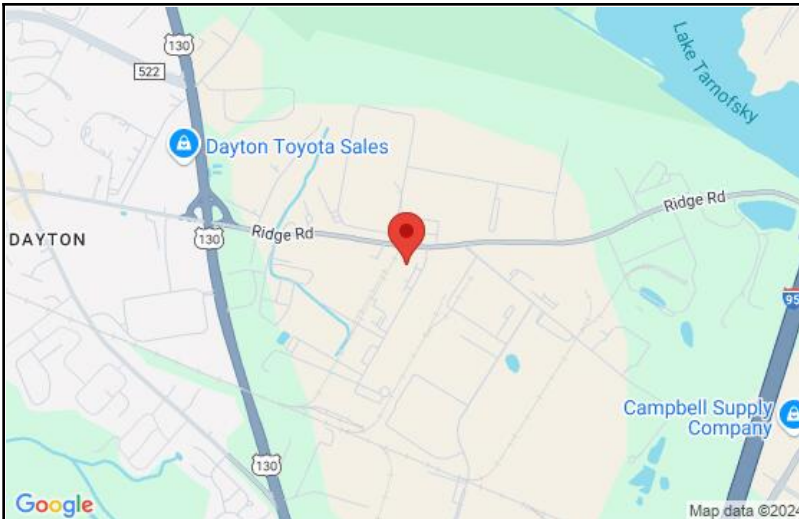


Building Specifications

Available for Lease:

50,938 SF

2 Corn Road, Dayton NJ



Fred Kurtz
fhkurtz@hellerpark.com

Total Lease Area: 50,938 SF

Occupancy: Immediate

Warehouse Area: 47,853 SF

Office Area: 3,085 SF

Clear Height: 28'

Column Spacing: 38'6" x 38'6"

Loading Doors:
(6) 8'0" x 10'0"

Drive-In Doors:
(1) 14'0" x 14'0"

Lighting: LED

Electrical: 200 Amps 460/480 Volt 3 Phase

Sprinkler Design Density: ESFR

ESTIMATED EXPENSES

R.E. Taxes: \$0.89 PSF

Insurance: \$0.32 PSF

Fireline: \$0.06 PSF

Roof, Paving & HVAC: \$1.05 PSF

Landscaping: \$0.07 PSF

TOTAL ESTIMATED EXPENSES: \$2.39 PSF

Special Features

- 28' Clear Height
- Rail Available
- Dock Levelers
- Dock Lights

11/08/2024

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

