

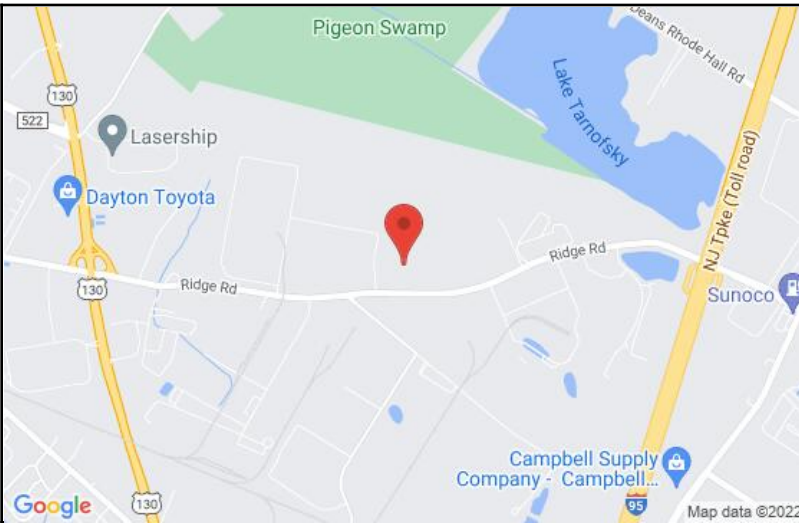


## Building Specifications

Available for Lease:

**1,166,036 SF**

40 Sigle Lane, Dayton NJ 08810, Dayton NJ



**David or Fred**  
**732-287-4880**

**Total Lease Area: 1,166,036 SF**

**Occupancy: Immediate**

**Office Area: 15,000 SF**

**Clear Height: 40'**

**Column Spacing: 52'0" x 58'6"**

**Loading Doors:**  
**(177) 9'0" x 10'0"**

**Drive-In Doors:**  
**(2) 14'0" x 16'0"**

**Lighting: LED**

**Electrical: 4,000 Amps 277/480 Volt 3 Phase**

**Sprinkler Design Density: ESFR**

**Voice & Data: FiberOptic**

**Trailer Parking: 300**

### ESTIMATED EXPENSES

**R.E. Taxes: \$1.27 PSF**

**Insurance: \$0.21 PSF**

**Fireline: \$0.04 PSF**

**Roof: \$0.15 PSF**

**Landscaping: \$0.10 PSF**

**Paving: \$0.20**

**TOTAL ESTIMATED EXPENSES: \$1.97 PSF**

### Special Features

- 40' Clear Height
- ESFR Sprinkler
- 177 Loading Doors
- 300 Trailer Parking
- 473 Car Parking

08/17/2022

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)

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

COUNTY ROAD 522

S79°40'44"E 4674.07'

100' FRONT YARD SETBACK

DUMPSTER ENCLOSURE (SEE DETAIL)

OFFICE 2,500 S.F.

BUILDING 2 PHASE 1 286,107 S.F.

BUILDING 2 PHASE 2 288,807 S.F.

BUILDING 2 1,152,530 S.F. WAREHOUSE  
13,500 S.F. OFFICE  
1,166,030 S.F. TOTAL  
FFE = 113.00

BUILDING 2 PHASE 3 291,508 S.F.

BUILDING 2 PHASE 4 286,107 S.F.

OFFICE 2,500 S.F.

OFFICE 2,500 S.F.

OFFICE 2,500 S.F.

OFFICE 2,500 S.F.

2379.7'

2379.7'

425.0'

DUSTRIAL ROAD

SIGLE LANE

APPLE ORCHARD DRIVE

PROPOSED INFILTRATION BASIN

439.0'

DUMPSTER ENCLOSURE (SEE DETAIL)

DUMPSTER ENCLOSURE (SEE DETAIL)

490.0'

490.0'

271.5'