

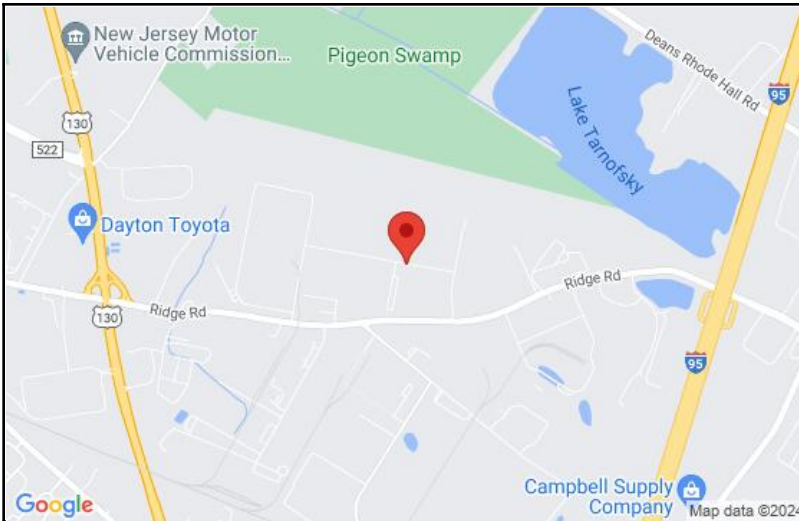


Building Specifications

Available for Lease:

271,093 SF to 674,209 SF

30 Sigle Lane, Dayton NJ



Frederick Kurtz
732-287-4880

Total Lease Area: 674,209 SF *

*** Divisible To: 271,093 SF**

Occupancy: Immediate

Office Area: 2,807 SF

Clear Height: 40'

Column Spacing: 58'6" x 55'6"

Loading Doors:
(116) 8'8" x 9'9"

Drive-In Doors:
(2) 11'8" X 13'9"

Lighting: LED

Electrical: 4,000 Amps 460/480 Volt 3 Phase

Sprinkler Design Density: ESFR

Car Parking: 172

Trailer Parking: 144

ESTIMATED EXPENSES

R.E. Taxes: \$2.09 PSF

Insurance: \$0.32 PSF

CAM: \$0.50 PSF

TOTAL ESTIMATED EXPENSES: \$2.91 PSF

Special Features

- New Construction
- NJ Turnpike Exit 8A
- 40' Clear Height
- 140 Trailer Parking
- 65' Speed Bays

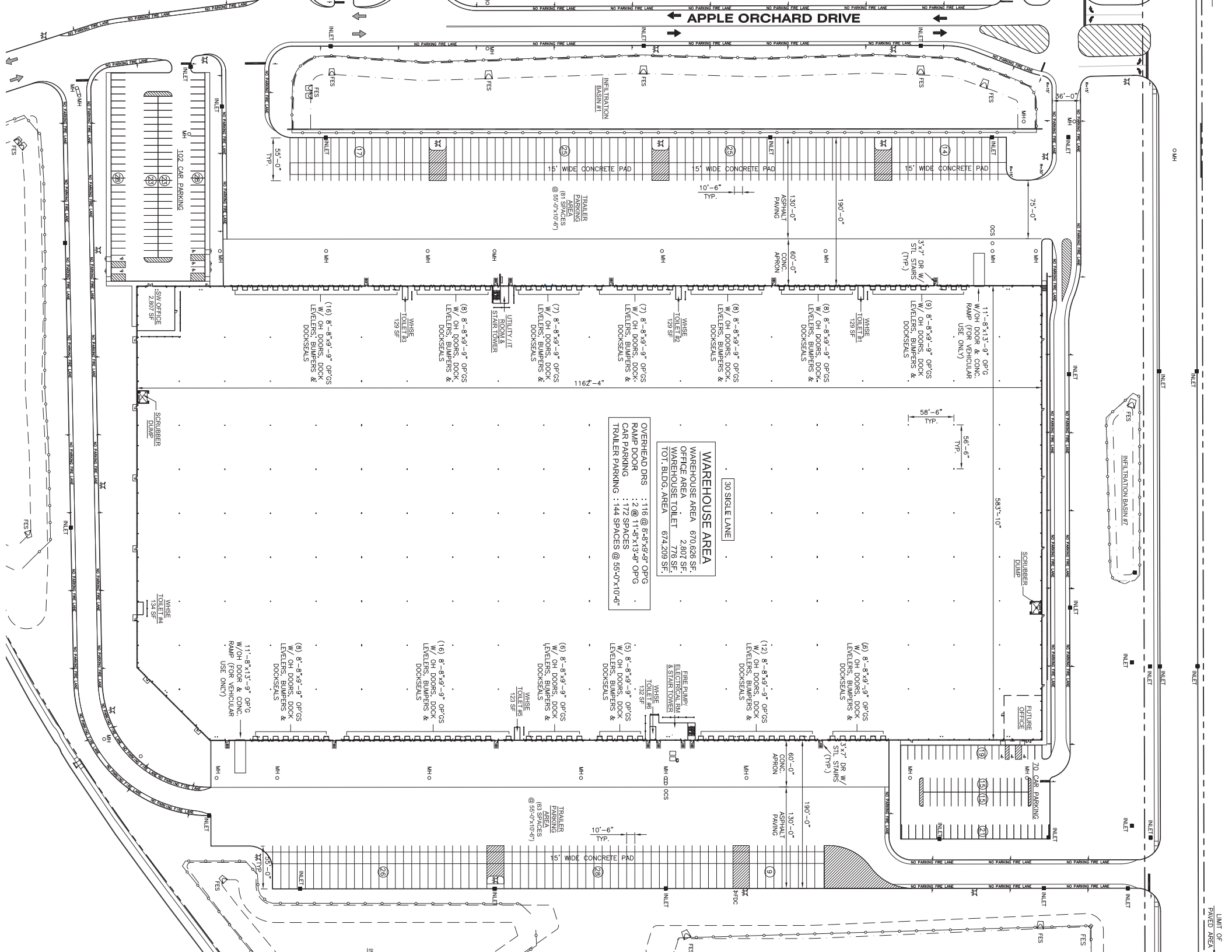
08/29/2024

Properties shown by appointment only.

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www.hellerpark.com

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



APPLE ORCHARD DRIVE

WAREHOUSE AREA
670,626 SF.
OFFICE AREA
2,807 SF.
WAREHOUSE TOILET
776 SF.
TOT. BLDG. AREA
674,209 SF.

OVERHEAD DRS : 116 @ 8'-8"x9'-9" OP'G
RAMP DOOR : 2 @ 11'-9"x13'-9" OP'G
CAR PARKING : 172 SPACES
TRAILER PARKING : 144 SPACES @ 55'-0"x10'-6"

30 SINGLE LANE

TRAILER
PARKING
AREA
(63 SPACES
@ 55'-0"x10'-6")

