

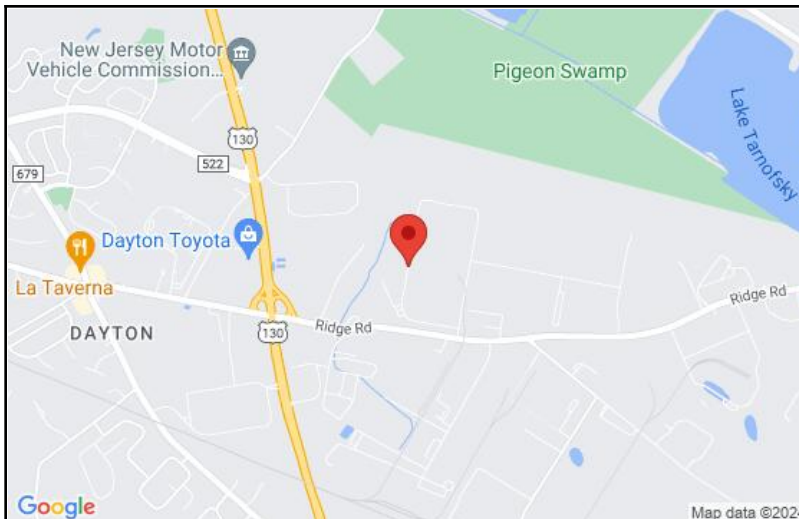


## Building Specifications

Available for Lease:

**357,829 SF**

One Industrial Road, Suite 102, Dayton NJ



**Frederick Kurtz**  
**848-244-2704**

**Total Lease Area: 357,829 SF**

**Occupancy: 9/1/24**

**Office Area: 5,053 SF**

**Clear Height: 36'**

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

**Loading Doors:**  
**(53) 8'6" x 9'8"**

**Drive-In Doors:**  
**(1) 8'6" x 9'8"**

**Lighting: LED**

**Electrical: 1,200 Amps 460/480 Volt 3 Phase**

**Sprinkler Design Density: ESFR**

**Trailer Parking: 44 Available**

### ESTIMATED EXPENSES

**R.E. Taxes: \$0.86 PSF**

**Insurance: \$0.32 PSF**

**Fireline: \$0.03 PSF**

**Roof, Paving, HVAC, Landscape: \$0.95 PSF**

**TOTAL ESTIMATED EXPENSES: \$2.16 PSF**

### Special Features

- 36' Clear Height
- Cross-Dock Loading
- LED Lighting
- ESFR Sprinkler
- Interior Rail Option
- Minutes from NJ TPKE Exit 8A
- ADD'L TRAILER PARKING AVAILABLE

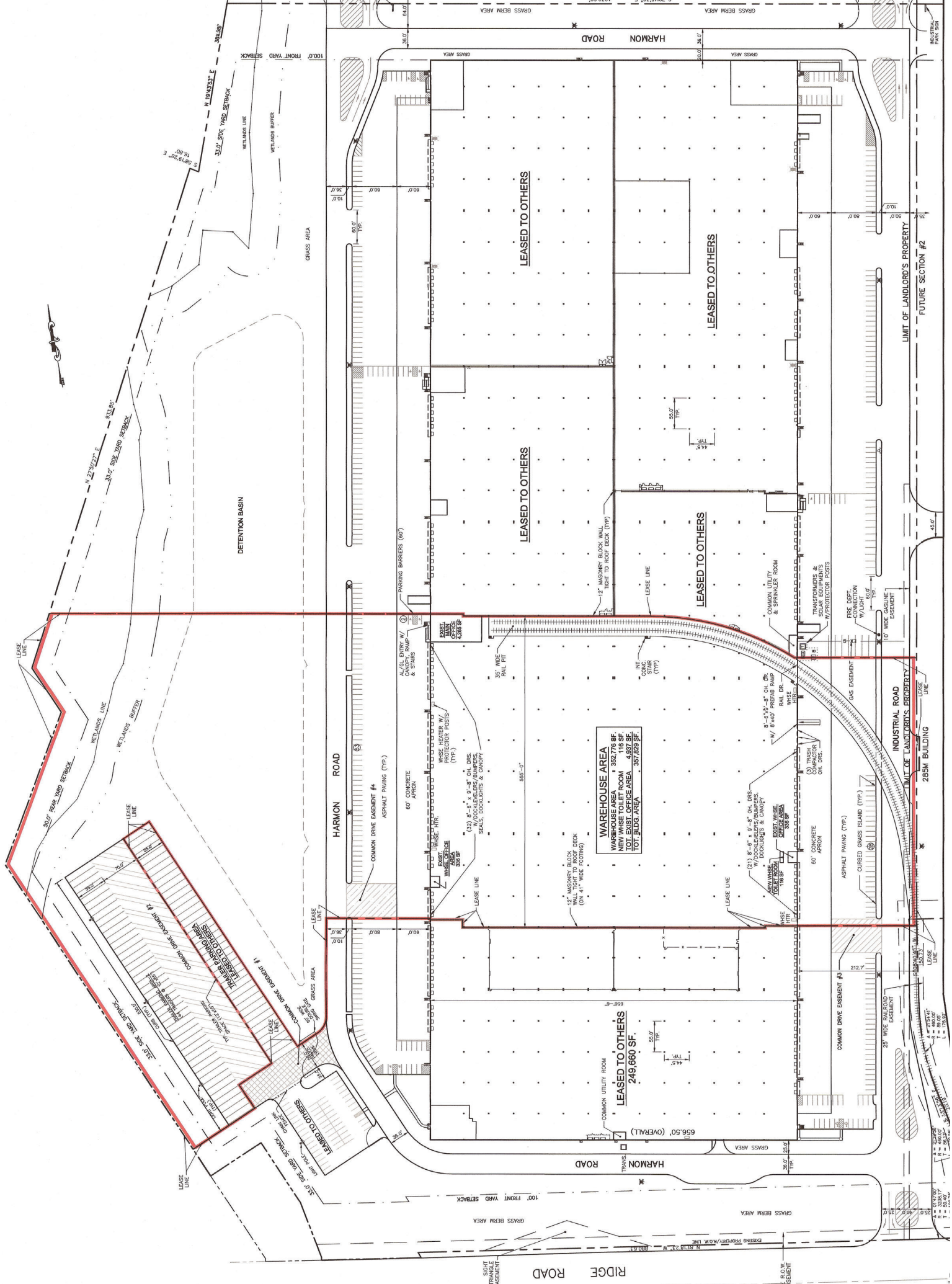
07/11/2024

Properties shown by appointment only.

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

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



**WAREHOUSE AREA**  
WAREHOUSE AREA - 322,776 SF  
NEW WAREHOUSE TOILET ROOM - 116 SF  
TOTAL WAREHOUSE AREA - 322,892 SF  
TOTAL OFFICE AREA - 4,837 SF  
TOTAL BUILDING AREA - 327,729 SF

**LEASED TO OTHERS**  
249,660 SF.  
COMMON UTILITY ROOM  
LEASED TO OTHERS

LIMIT OF LANDLORD'S PROPERTY  
FUTURE SECTION #2

LIMIT OF LANDLORD'S PROPERTY  
285W BUILDING