

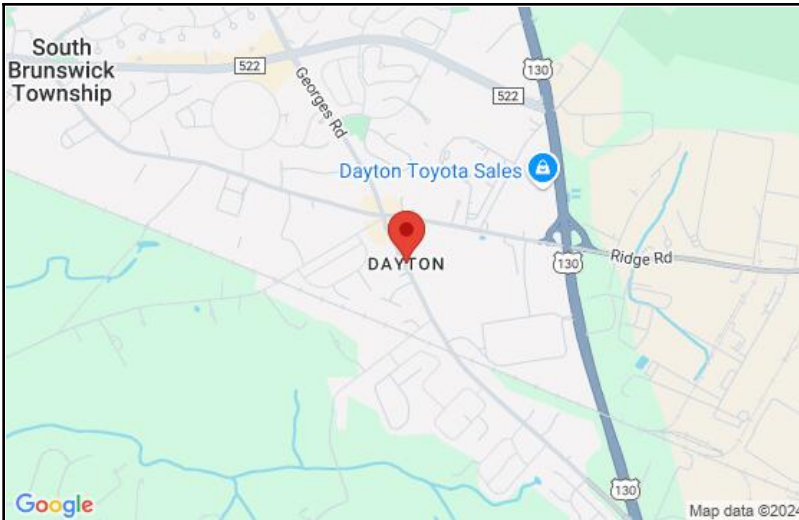
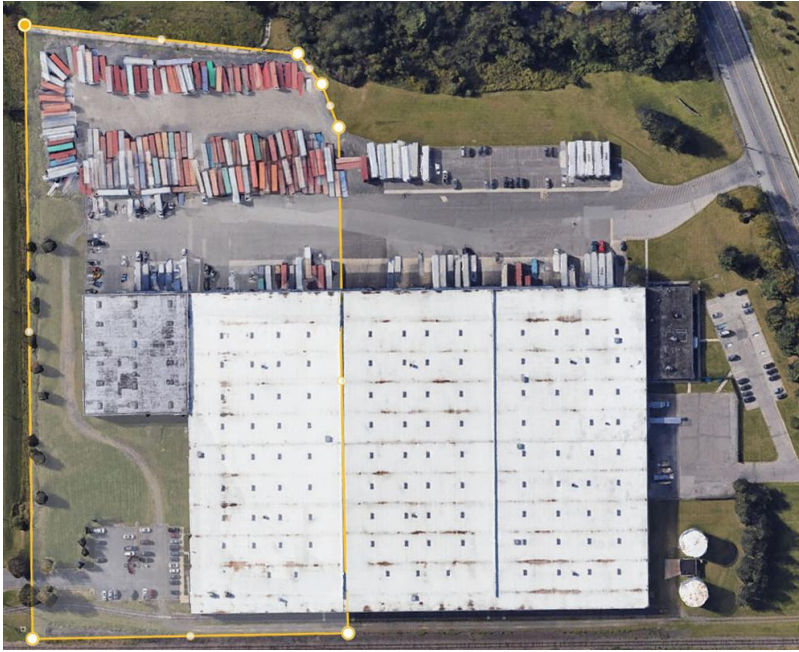


Building Specifications

Available for Lease:

34,269 SF to 147,646 SF

285 Ridge Road, Suite 6-8, Dayton NJ



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

Total Lease Area: 147,646 SF *

*** Divisible To: 34,269 SF**

Occupancy: 90 Days

Warehouse Area: 135,909 SF

Office Area: 6,937 SF

Clear Height: 25'0"

Column Spacing: 46' x 46'

Loading Doors:

(11) 8'0" x 10'0"

(4) 8'0" x 9'0"

Drive-In Doors:

(1) 10'0" x 13'0"

(1) 10'0" x 10'0"

Rail Doors:

(2) 10'0" x 11'0"

Lighting: LED

Electrical: 800 Amps 460/480 Volt 3 Phase

Sprinkler Design Density: .6 gpm / 5,000 SF

Trailer Parking: get

ESTIMATED EXPENSES

R.E. Taxes: \$1.21 PSF

Insurance: \$0.32 PSF

2024 CAM: \$0.18 PSF

TOTAL ESTIMATED EXPENSES: \$1.71 PSF

Special Features

- 15 Dock Doors
- 2 Drive-Ins
- 2 Acres Trailer Parking

11/15/2024

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

BLOCK 15.01
LOT 12.03

BLOCK 15.01
LOT 12.02

