

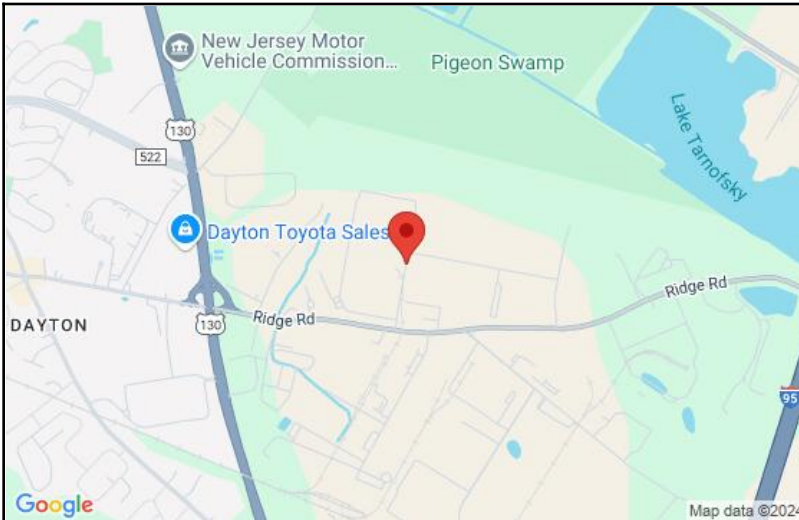


Building Specifications

Available for Lease:

179,225 SF

One Industrial Road, Suite 200, Dayton NJ



Frederick Kurtz
fhkurtz@hellerpark.com

Total Lease Area: 179,225 SF

Occupancy: 5/1/25

Office Area: 5,283 SF

Clear Height: 36'

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

**Loading Doors:
(15) 8'6" x 9'8"**

Lighting: LED

Electrical: 800 Amps 460/480 Volt 3 Phase

Sprinkler Design Density: ESFR

ESTIMATED EXPENSES

R.E. Taxes: \$2.15 PSF

Insurance: \$0.32 PSF

2024 CAM: \$0.12 PSF

TOTAL ESTIMATED EXPENSES: \$2.59 PSF

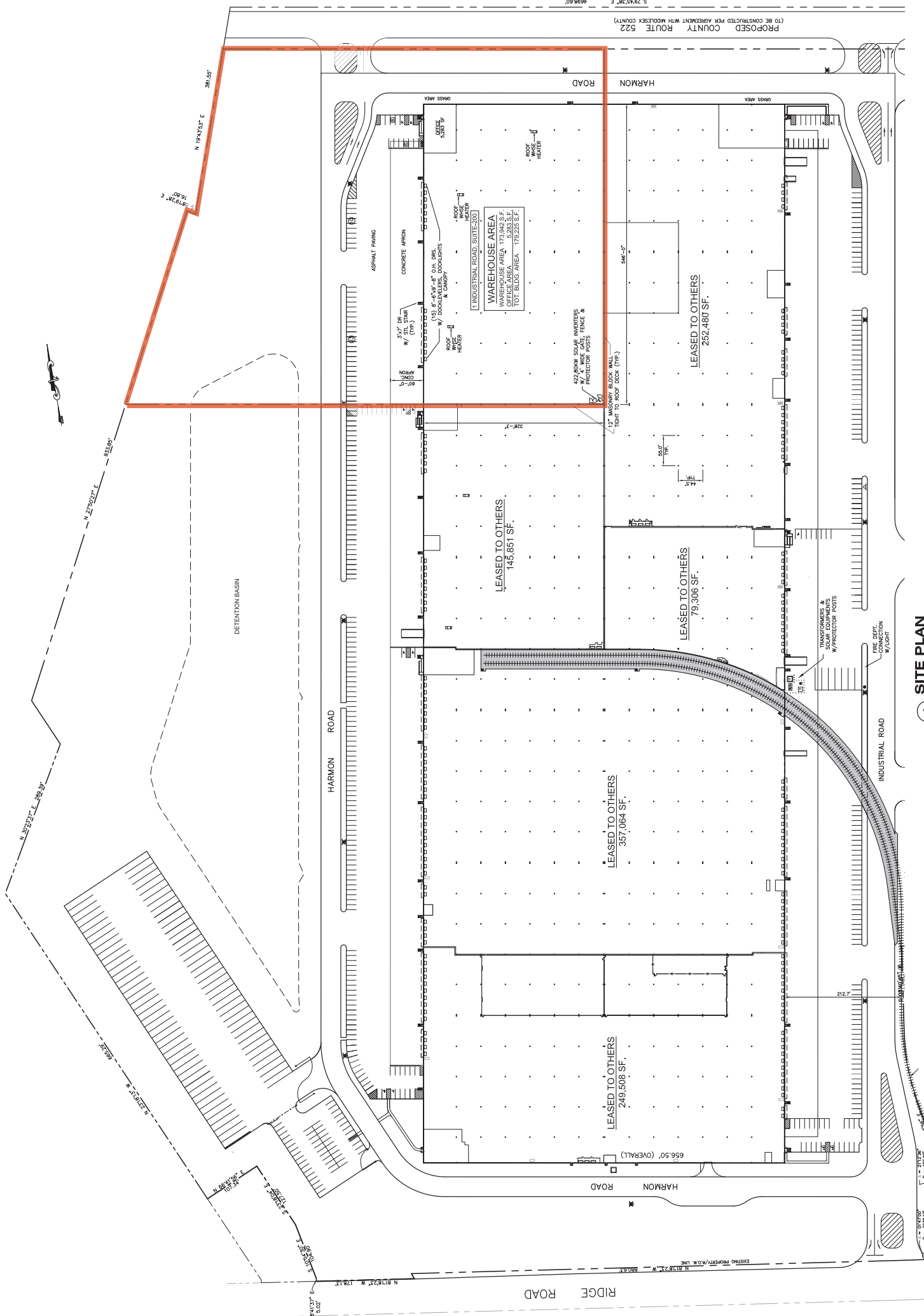
Special Features

- 36' Clear
- ESFR
- Corner Unit
- Trailer Parking Available

11/15/2024

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



SITE PLAN

PROPOSED COUNTY ROUTE 522
(TO BE CONSTRUCTED PER AGREEMENT WITH MIDDLESEX COUNTY)
S 79°45'26" E
4698.60'

EXISTING PROPERTY/LOCAL LINE
N 81°18'23" W 170.13'
N 84°13'7" E 5.02'