

# 500 HALLS MILL RD

FREEHOLD | NJ

CROSS DOCKED INDUSTRIAL FACILITY READY FOR IMMEDIATE OCCUPANCY

**204,780 SF AVAILABLE**

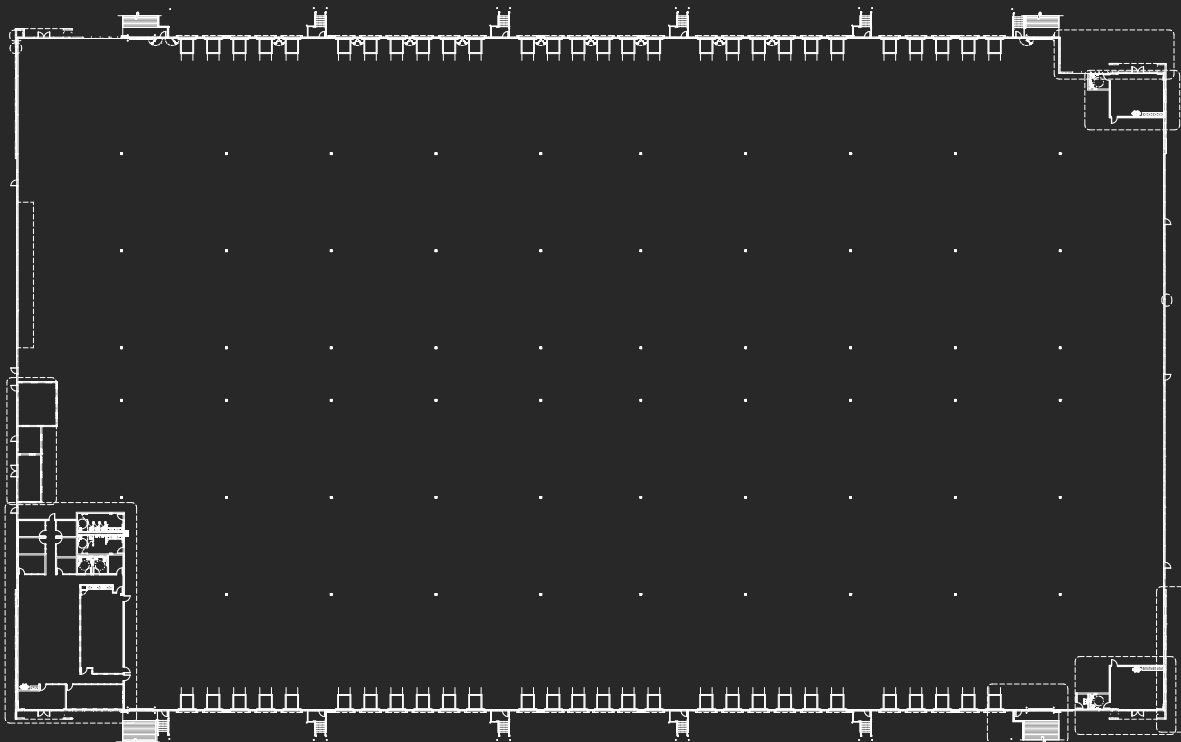
DIVISIBLE TO  $\pm 50,000$  SF



# BUILDING SPECIFICATIONS

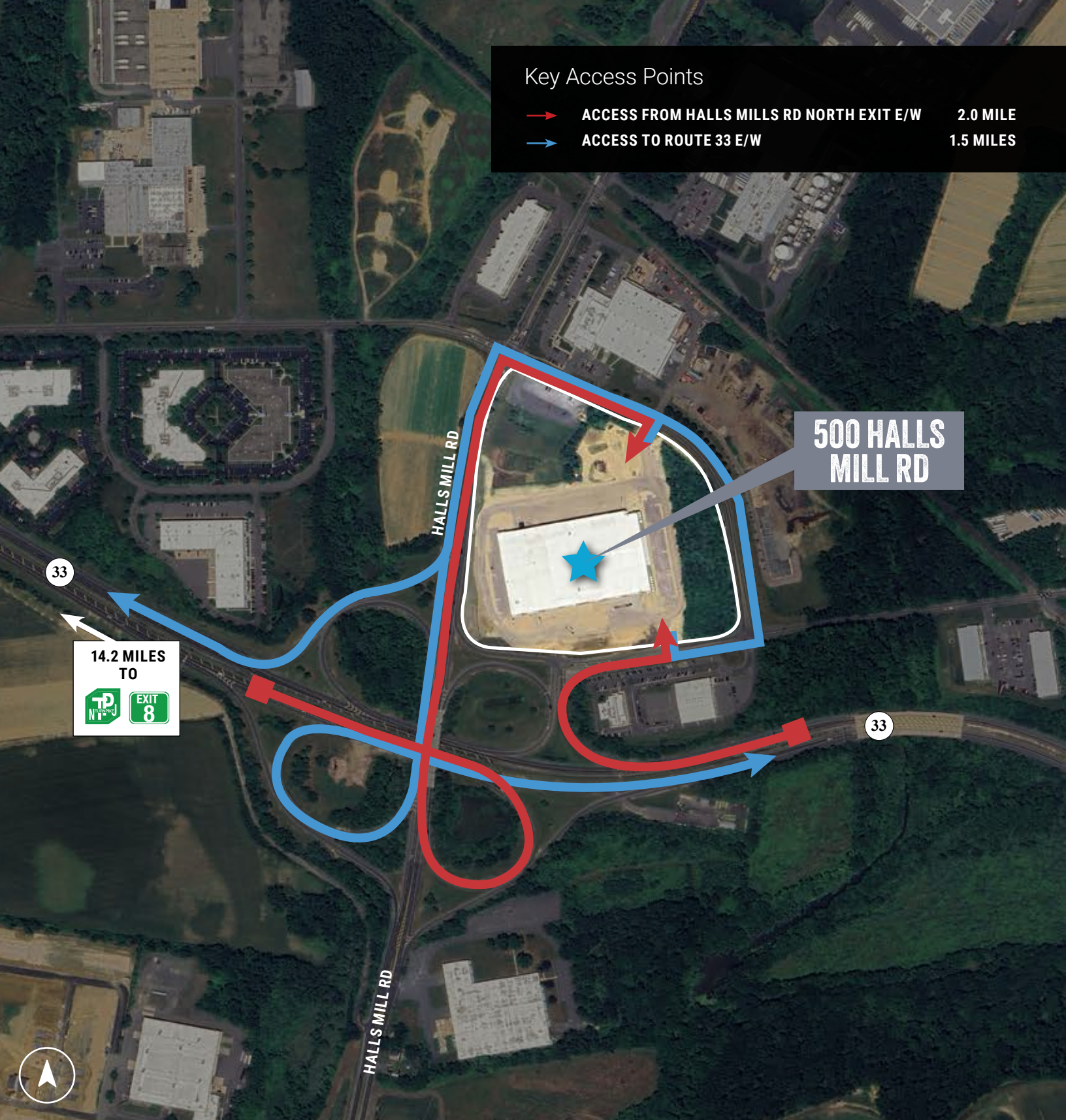
<b>BUILDING SQUARE FOOTAGE</b>	Warehouse SF: 197,226 Office SF: 6,000 (2x) Shipping Office SF: 1,554 <b>Total SF: 204,780</b>
<b>DIMENSIONS</b>	591'-6" x 347'-0"
<b>CLEAR HEIGHT</b>	36'
<b>COLUMN BAY SPACING</b>	Dock Bays : 54' W x 60' D Interior Bays: 54' W x 50' D
<b>CAR PARKING</b>	145 Spaces
<b>OVERHEAD DOOR &amp; DOCK OPENINGS</b>	(56) positions with 9'x10' manual doors, 35,000 mechanical levelers, dock seals, z-guards, and swing lights
<b>DRIVE-IN DOORS</b>	4
<b>FIRE PROTECTION</b>	ESFR Sprinkler Protection, Electric Fire Pump
<b>ELECTRICAL/ALARM</b>	2000A, 480V 3P main service with house panel and distribution as required for base building code required fire alarm system to monitor fire pump, fire riser flow and tamper switches
<b>INTERIOR LIGHTING</b>	LED high bay fixtures are included at a rate to support 25 FC's in the speed bay, and one (1) fixture per structural bay across the bulk warehouse.

## FLOOR PLAN









## Key Access Points

- ACCESS FROM HALLS MILLS RD NORTH EXIT E/W 2.0 MILE
- ACCESS TO ROUTE 33 E/W 1.5 MILES

500 HALLS  
MILL RD

HALLS MILL RD

HALLS MILL RD

33

33

14.2 MILES  
TO



## EXCLUSIVE MARKETING AGENT

Kyle Eaton, SIOR  
908.902.8354  
kyle.eaton@nmrk.com

Rob Loderstedt  
973.998.1093  
robert.loderstedt@nmrk.com

Connor Montagano  
609.760.4332  
connor.montagano@nmrk.com

Haylee McCabe  
609.276.5034  
haylee.mccabe@nmrk.com

**NEWMARK**  
www.nmrk.com

**Camber**  
Real Estate  
Partners