



HARTS CROSSING



15 HARTS LANE EAST BRUNSWICK, NJ

Located at the “Hart” of New Jersey’s Industrial Turnpike Corridor, Harts Crossing (15 Harts Lane) is a new development being delivered by partners Xebec Realty and BentallGreenOak. With simple access to/from New Jersey Turnpike Exit 9, Harts Crossing offers occupiers a state-of-the-art building with excess trailer parking and ceiling heights of 36’ clear. The contemporary design of Harts Crossing provides an environment where employers will be proud to extend to their employee base.

HartsCrossing.com →



**+/- 146,570 TOTAL SF
OF NEW INDUSTRIAL
CONSTRUCTION**

P Trailer Parking
13 trailer parking spaces,
located along the rear of
the property

🚚 Loading Docks
18 doors with full dock
packages, including levelers,
bumpers, seals, lights and
quad outlets

↔ 54' x 58' Column Spacing

⬆ 36' Clear Ceiling Height

179'
702'

**± 146,570 SF
Warehouse**

👤 Office
4,835 SF
office space

P Car Parking
91 car parking spaces,
located along the front and
side of the property

🚛 Truck Access

to trailer parking and loading doors

🚗 Car Access

to car parking

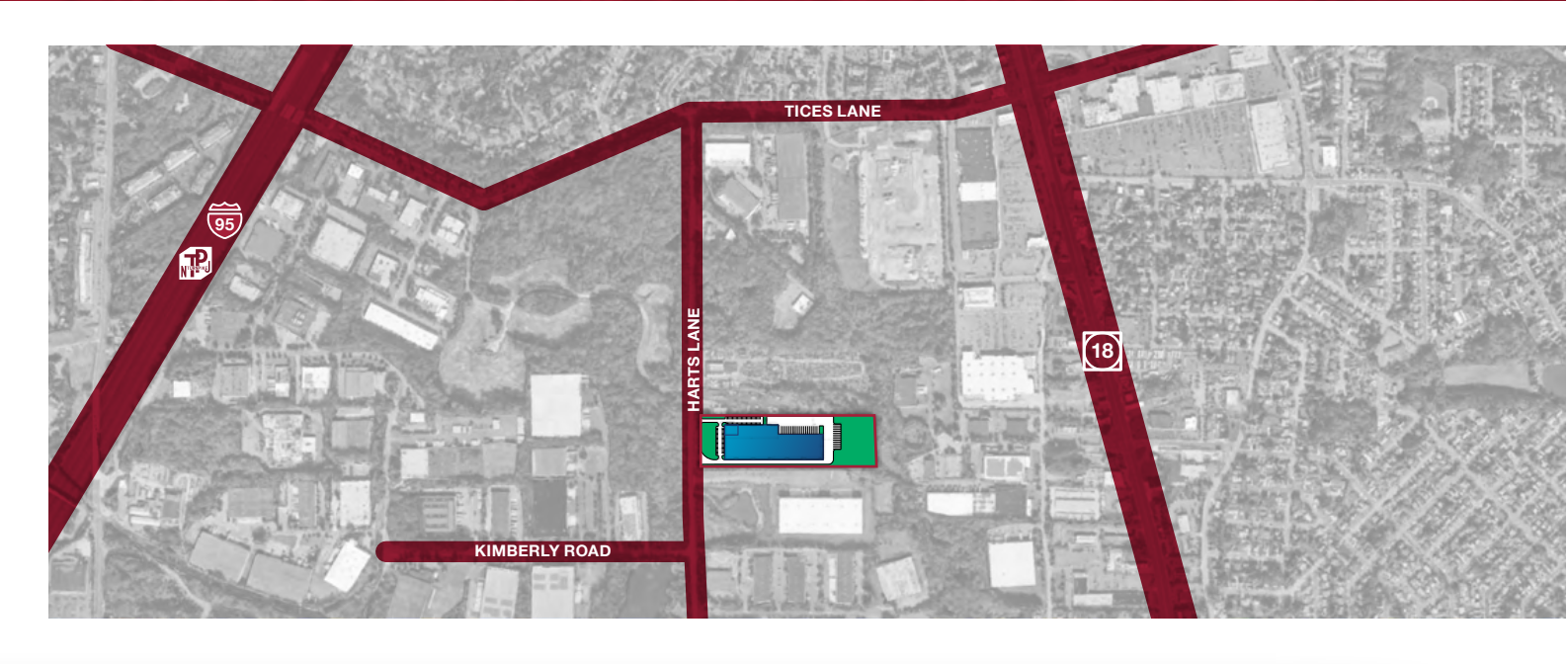
Harts Lane

+/- 10.7 ACRES
OF CLASS A NEW
CONSTRUCTION

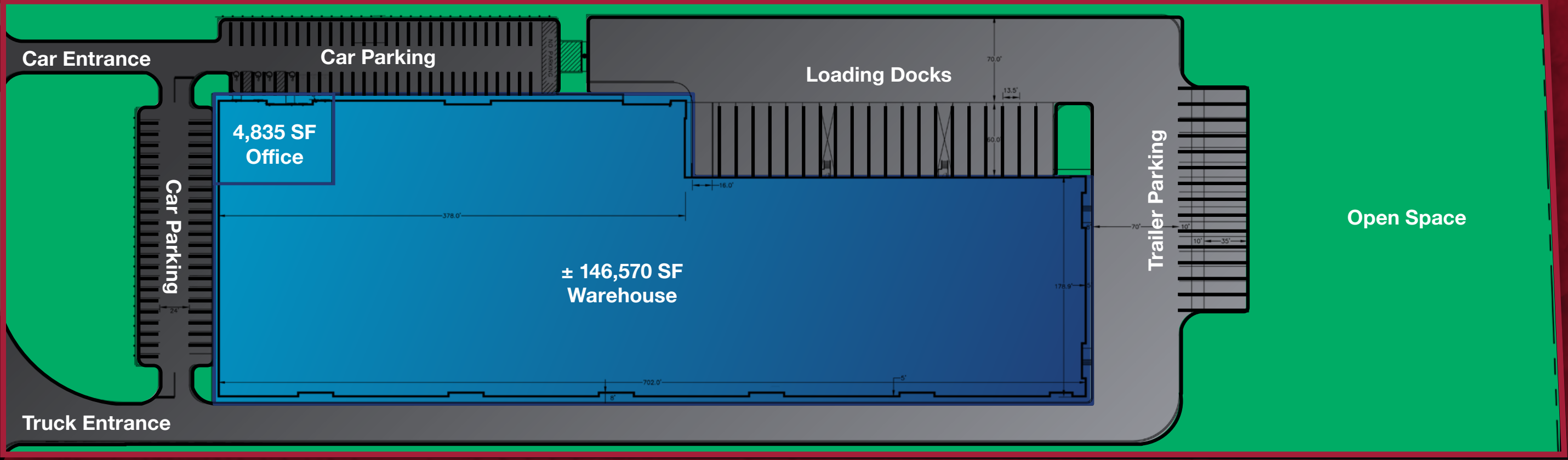
13
Trailer Parking
Spaces

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Car Parking
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Loading
Docks



Harts Lane



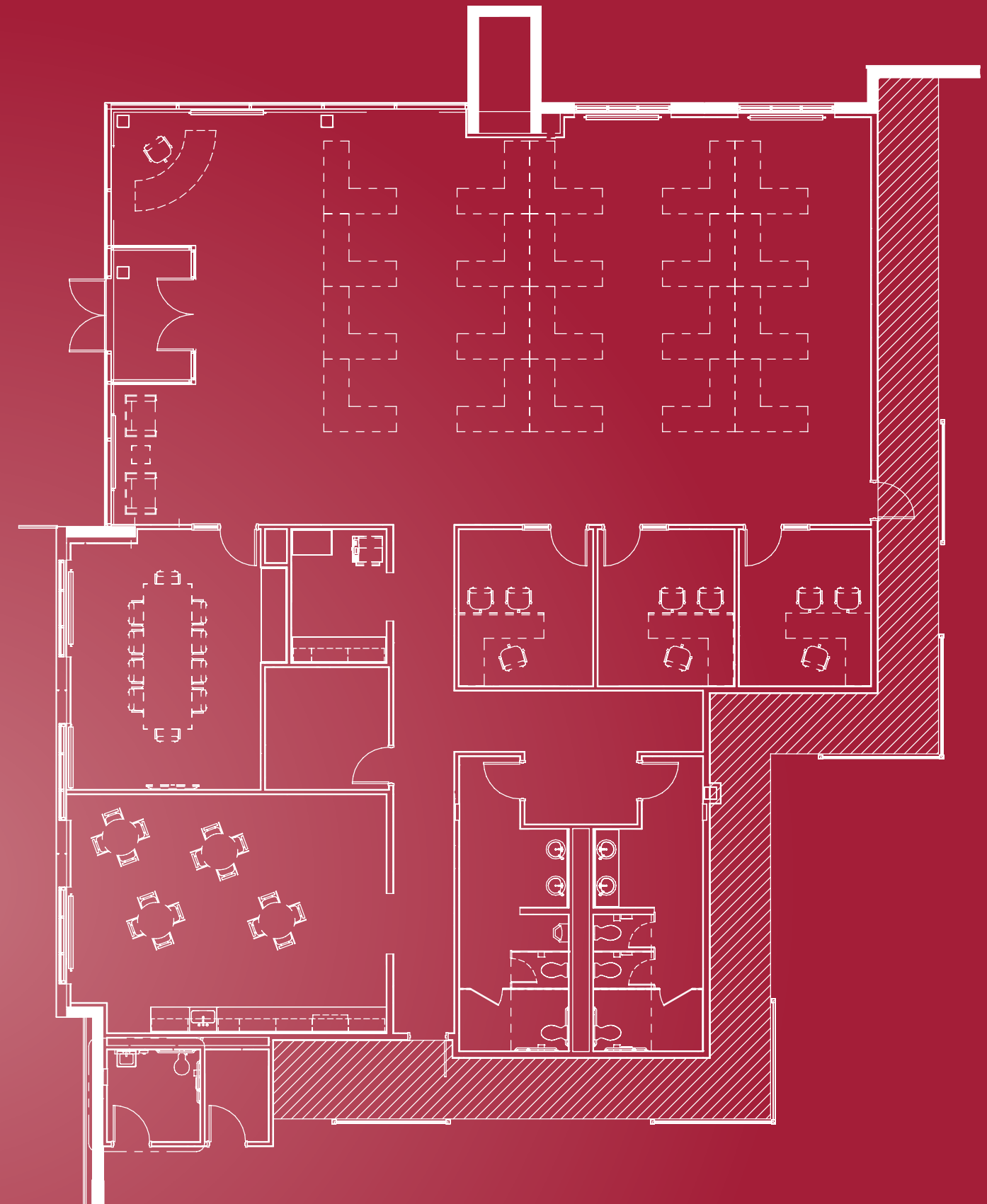




OFFICE SPACE

FLOOR PLAN

4,835 SF Available







RIGHT IN THE HART OF NEW JERSEY.

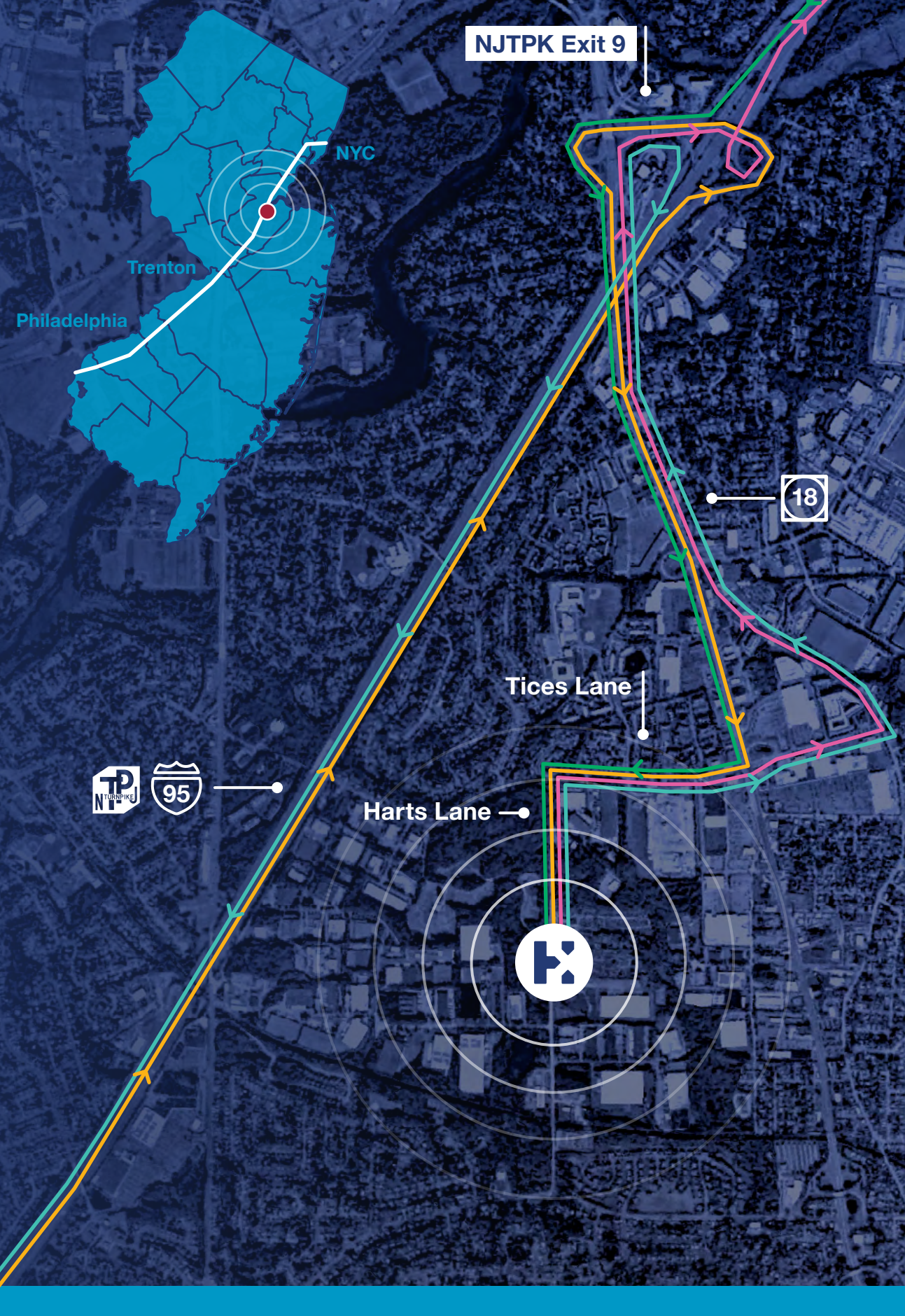
1	Outerbridge Crossing	13.9 Miles	25.1 Minutes
2	Goethals Bridge	20.8 Miles	42.3 Minutes
3	Newark Liberty International Airport	22.9 Miles	44.9 Minutes
4	Port Newark/Elizabeth	27.3 Miles	52.7 Minutes
5	Holland Tunnel	34.5 Miles	57.7 Minutes
6	Lincoln Tunnel	37.4 Miles	53.6 Minutes
7	George Washington Bridge	42.6 Miles	62.1 Minutes



LESS THAN 3 MILES TO THE NJTPK.

Situated less than 3 miles from Exit 9 of the New Jersey Turnpike (I-95), Harts Crossing provides essential access to the industrial and transportation hubs of the NY/NJ/CT Tri-State Region.

	Southbound NJTPK → Harts Crossing
	Harts Crossing → Southbound NJTPK
	Northbound NJTPK → Harts Crossing
	Harts Crossing → Northbound NJTPK



RACKING SPACE TO ACCOMMODATE ABOUT 14,420 PALLETS

Sample racking solution to accommodate 14,420 pallets.
Other solutions possible.

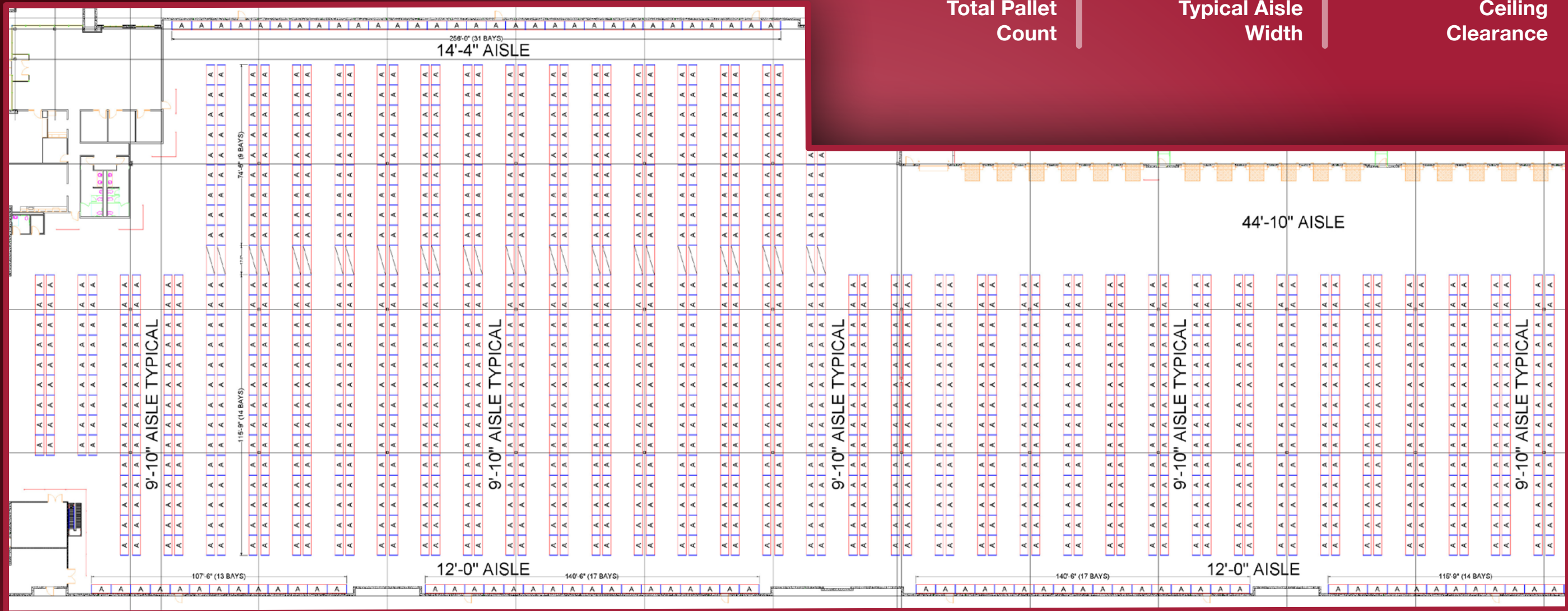
Sample provided by



14,420
Total Pallet
Count

9'10"
Typical Aisle
Width

36'
Ceiling
Clearance



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