

# MIDPOINT

LOGISTICS CENTER

Hillsborough Township, New Jersey

[cbre.us/midpoint](https://cbre.us/midpoint)

**±251,000 SQ. FT.  
FOR LEASE**

811' x 310'  
251,410 SQ. FT.

**CBRE**



## KEY SPECIFICATIONS

BUILDING FOOTPRINT	251,410 sq. ft.
BUILDING DIMENSIONS	811' x 310'
CAR PARKING	±209 spaces
TRAILER PARKING	±184 spaces
DRIVE-IN DOORS	1x 14' x 16'
LOADING DOCKS	25x dock positions are provided. 9'-0" x 10'-0" insulated steel vertical lift overhead doors. 10 additional docks can be added.
RAIL	Unmatched rail capability. NS can deliver 60 rail cars/day. Interior single or double rail spur. Rebuilt rail can accommodate 286,000 pound cars. 90 car rail storage yard in construction; to be completed by the end of the year.

Located on Federal Government land. Building Infrastructure Improvements are not subject to township reassessment upon completion. Please visit our website at [cbre.us/midpoint](http://cbre.us/midpoint) for more information.





## BASE SPECIFICATIONS

<b>BUILDING TYPE</b>	Single-story precast concrete wall construction
<b>CLEAR HEIGHT</b>	36' minimum clear height
<b>BAY SIZE</b>	Interior: 50' x 50' Speed Bays: 60'
<b>LOADING DOCKS</b>	35,000 lb. mechanical pit leveler Dock bumpers Dock weather seals at each dock location Dock light (LED) with power receptacles
<b>CODE/ADA COMPLIANCE</b>	The building shall meet all local and national building codes and current ADA codes
<b>OFFICE SPACE</b>	TBD
<b>OUTSIDE STORAGE</b>	Available; location to be determined
<b>TRUCK COURT</b>	±60' concrete apron on both sides of the building
<b>PAVEMENT</b>	Light duty pavement at car parking areas comprised of a 95% compacted approved sub base, 4" compacted DGA, 2" base course and 1.5" top course

<b>FLOOR SLAB</b>	1,000 PSF live load slab, 7" reinforced concrete
<b>FIRE PROTECTION</b>	ESFR fire suppression system shall be provided in accordance with local codes. Fire extinguishers shall be provided as required by the local fire marshal. Fire hose allowance shall be 250 GPM
<b>MECHANICAL</b>	Wall mounted, gas-fired unit heaters
<b>LIGHTING</b>	LED lamps throughout 25 Foot candle (FC) at 36" above floor 2x4 low-profile LED lights with motion sensors designed for 25fc at 36' above finished floor
<b>ELECTRICAL SERVICE</b>	PSE&G as primary electric service provider: 2,500 Amps, 480/277 V
<b>FIRE ALARM</b>	U/L listed and certified addressable Class A supervised non-coded multi-zone central station fire alarm system.
<b>SANITARY SERVICE</b>	A 6" sanitary sewer service shall be provided at each tenant entrance
<b>DOMESTIC WATER</b>	A 2.5" water service shall be provided at each tenant entrance

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**CBRE**

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