



WEBSITE

FOR SALE OR LEASE
Spring Brook Commerce Center
128 IRON MOUNTAIN ROAD, MINE HILL, NJ 07803

393,335 sq. ft.
AVAILABLE

5,400 sq. ft.
DAY 1 OFFICE BUILDOUT

13,435 sq. ft.
ADDITIONAL MEZZ. OFFICE IF
NECESSARY

42' clear
CEILING HEIGHT

60 total
DOCK DOORS

2 total
DRIVE-IN RAMPS

SIGNIFICANT POWER UPGRADE CAPABILITY

Features

Spring Brook Commerce Center is located in Northern NJ off Route 80 West at Exit 28, approximately 43 miles from both Midtown Manhattan, as well as the Port of Newark-Elizabeth. This site is well located within the desired Morris County submarket while servicing the entire tri-state region. Upon completion, Spring Brook Commerce Center will include a LEED Certified 393,335 square foot Class-A distribution facility featuring 42' clear heights including 1 per 6,000 SF loading docks including ample car and trailer parking.



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



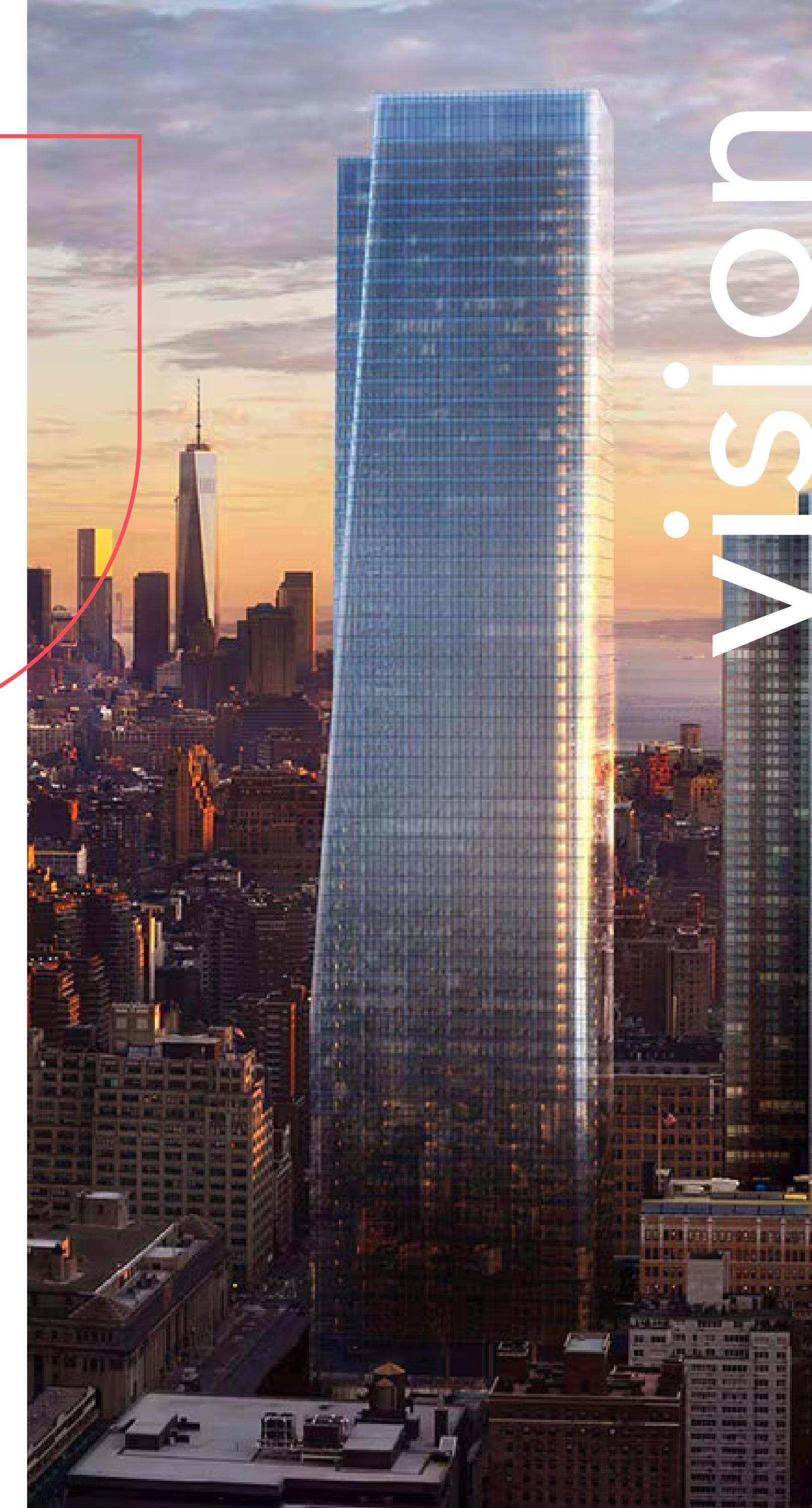
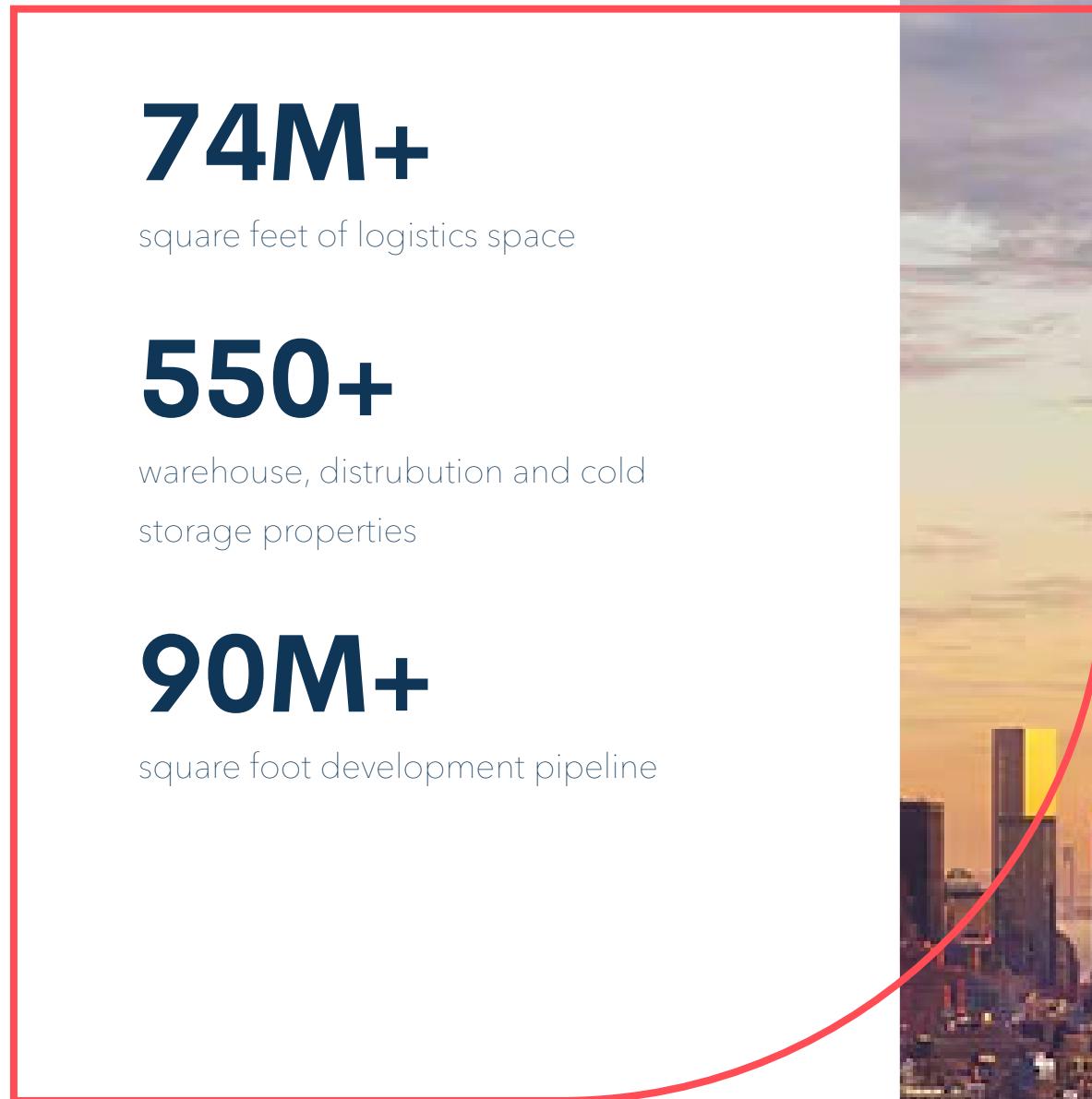
Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



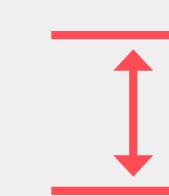
Building Specifications

Building Size	393,335 sq. ft. LEED Certified
Available	100,000 - 393,335 sq. ft. (divisible)
Warehouse	374,500 sq. ft.
Office	5,400 sq. ft. (day 1 office buildout) 13,435 sq. ft. (additional mezz. office if necessary)
Acres	36 (1,568,160 sq. ft.)
Coverage	23.9%
Dimensions	1070' x 350'
Column Spacing	58' x 48'4" (60' speed bays)
Dock Doors	60 (9' x 10') steel vertical lift doors
Drive-ins	2
Sprinklers	ESFR
Lighting	25 FC at 42' AFF LED
Floor	8" concrete
Roof	60 mil white TPO
Power	3,000 amp 3-phase 277/480V



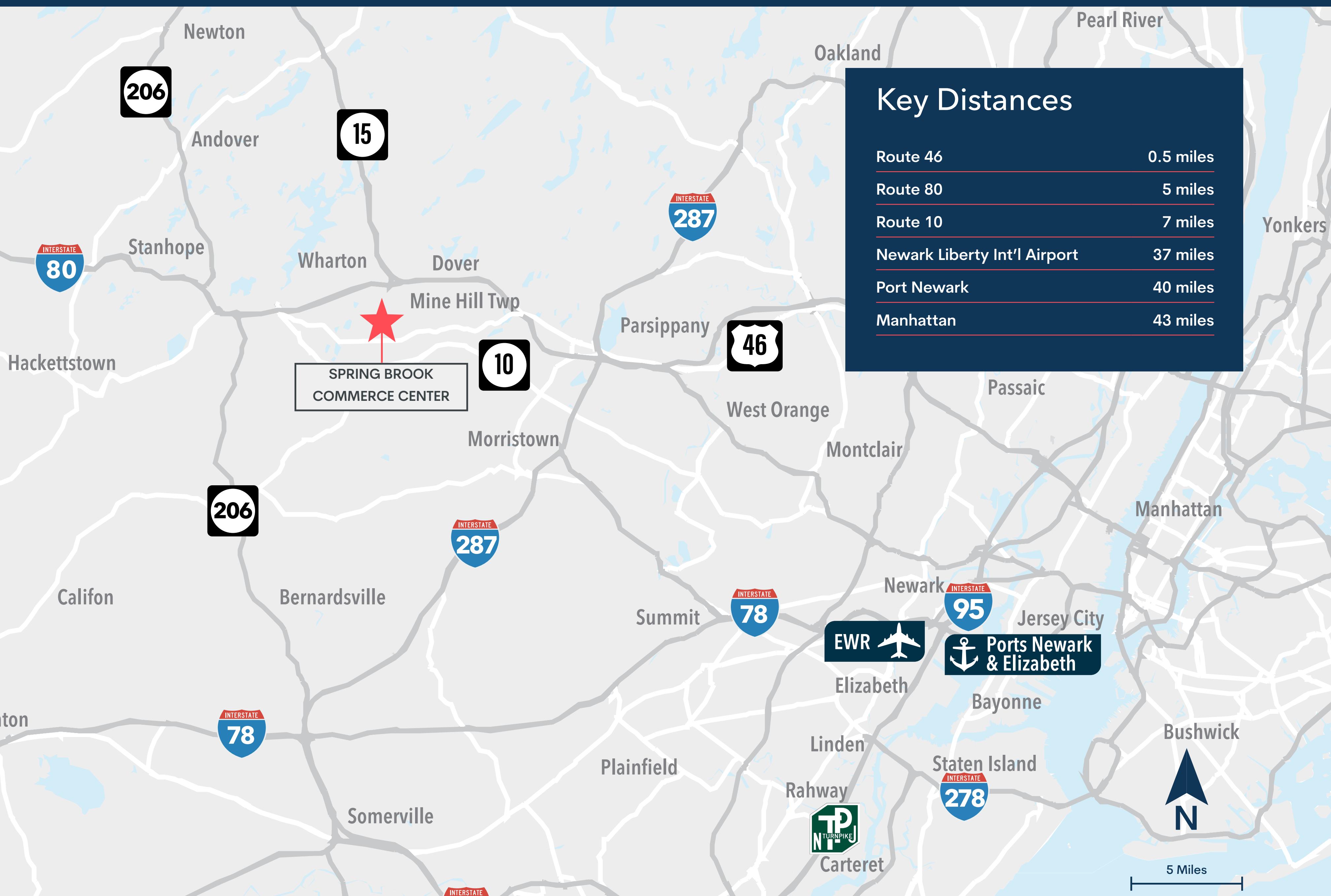
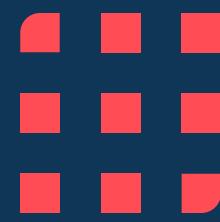
 **330**
Automobile
Parking

 **60**
Loading
Spaces

 **42'**
Clear
Height

 **58' x 48'4"**
Column
Spacing

 **2**
Drive-Ins



Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- **Up to 75% reduction in utility costs from energy-efficient design features LED lights, robust insulation, and white roof technology**
- **Electric vehicle charging stations**
- **Safer vertical access design to lower the risk of severe injury from falls**
- **Clerestory windows optimizing natural light, creating a healthier working environment**

100% LEED

Certified or higher on new development

Up to 75%

Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



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Leasing Contacts

Rick Marchisio

908.930.7306

rick.marchisio@lee-associates.com

Drew Maffey, SIOR

908.217.9746

drew.maffey@lee-associates.com

Will Ziegler

908.210.6476

wziegler@lee-associates.com

Joseph Komitor

347.684.4300

jkomitor@lee-associates.com

Matt Esposito

973.294.4920

mesposito@lee-associates.com



**Brookfield
Properties**

Kyle McGrady

D 551.265.8312

kyle.mcgrady@brookfieldproperties.com

brookfieldproperties.com/logistics

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