

500 HALLS MILLS RD

FREEHOLD | NJ

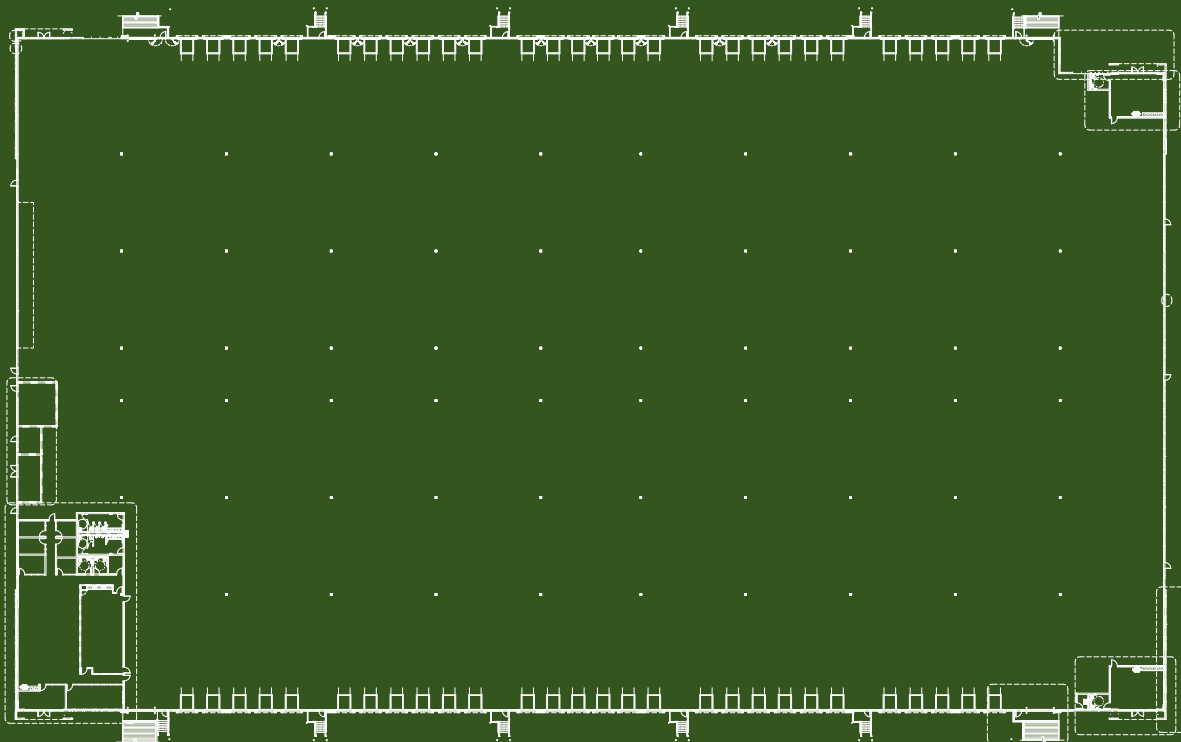
CROSS DOCKED INDUSTRIAL FACILITY READY FOR IMMEDIATE OCCUPANCY
204,780 SF AVAILABLE

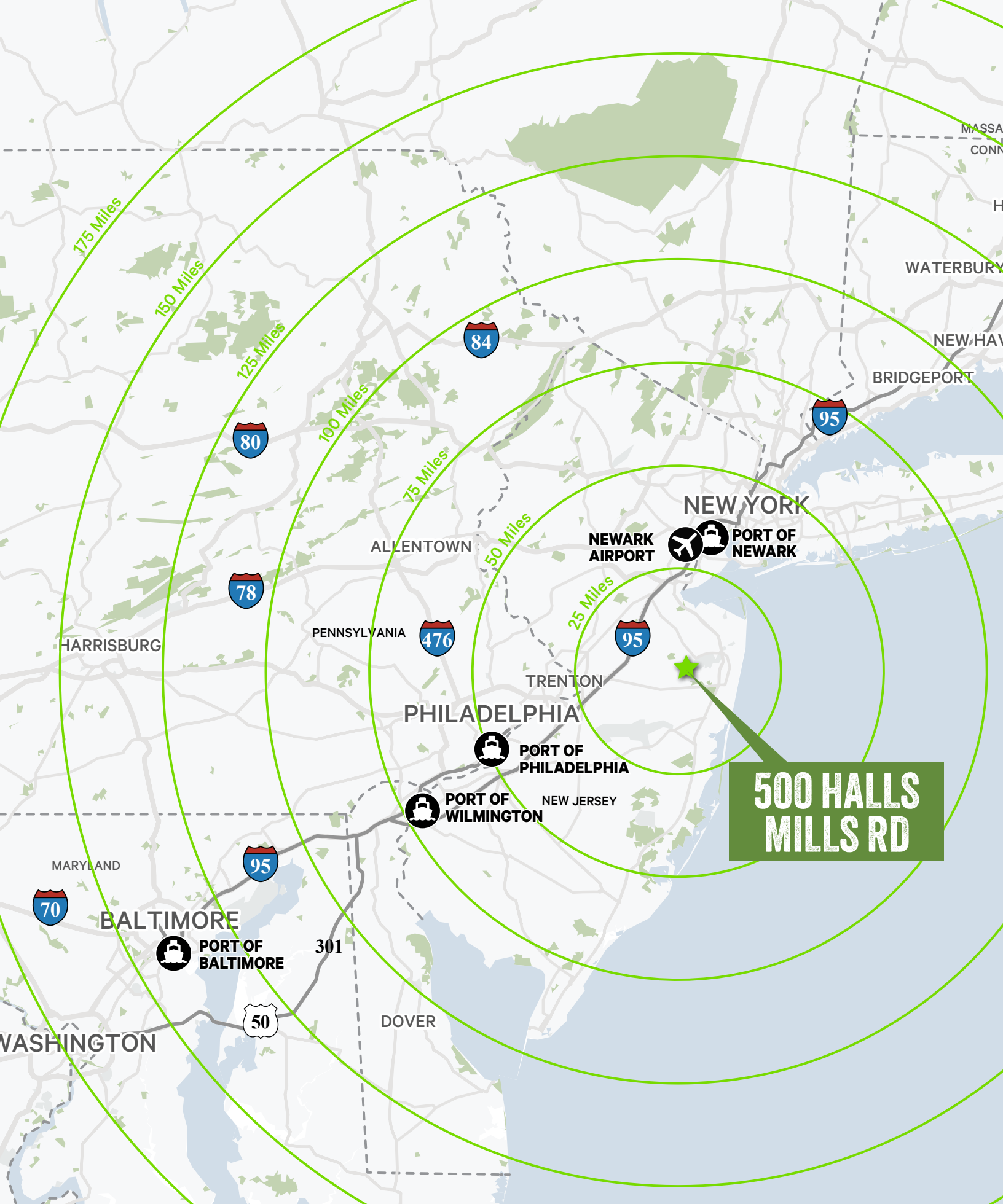


BUILDING SPECIFICATIONS

BUILDING SQUARE FOOTAGE	Warehouse SF: 197,226 Office SF: 6,000 (2x) Shipping Office SF: 1,554 Total SF: 204,780
DIMENSIONS	591'-6" x 347'-0"
CLEAR HEIGHT	36'
COLUMN BAY SPACING	Dock Bays : 54' W x 60' D Interior Bays: 54' W x 50' D
CAR PARKING	145 Spaces
OVERHEAD DOOR & DOCK OPENINGS	(56) positions with 9'x10' manual doors, 35,000 mechanical levelers, dock seals, z-guards, and swing lights
FIRE PROTECTION	ESFR Sprinkler Protection, Electric Fire Pump
ELECTRICAL/ALARM	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
INTERIOR LIGHTING	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

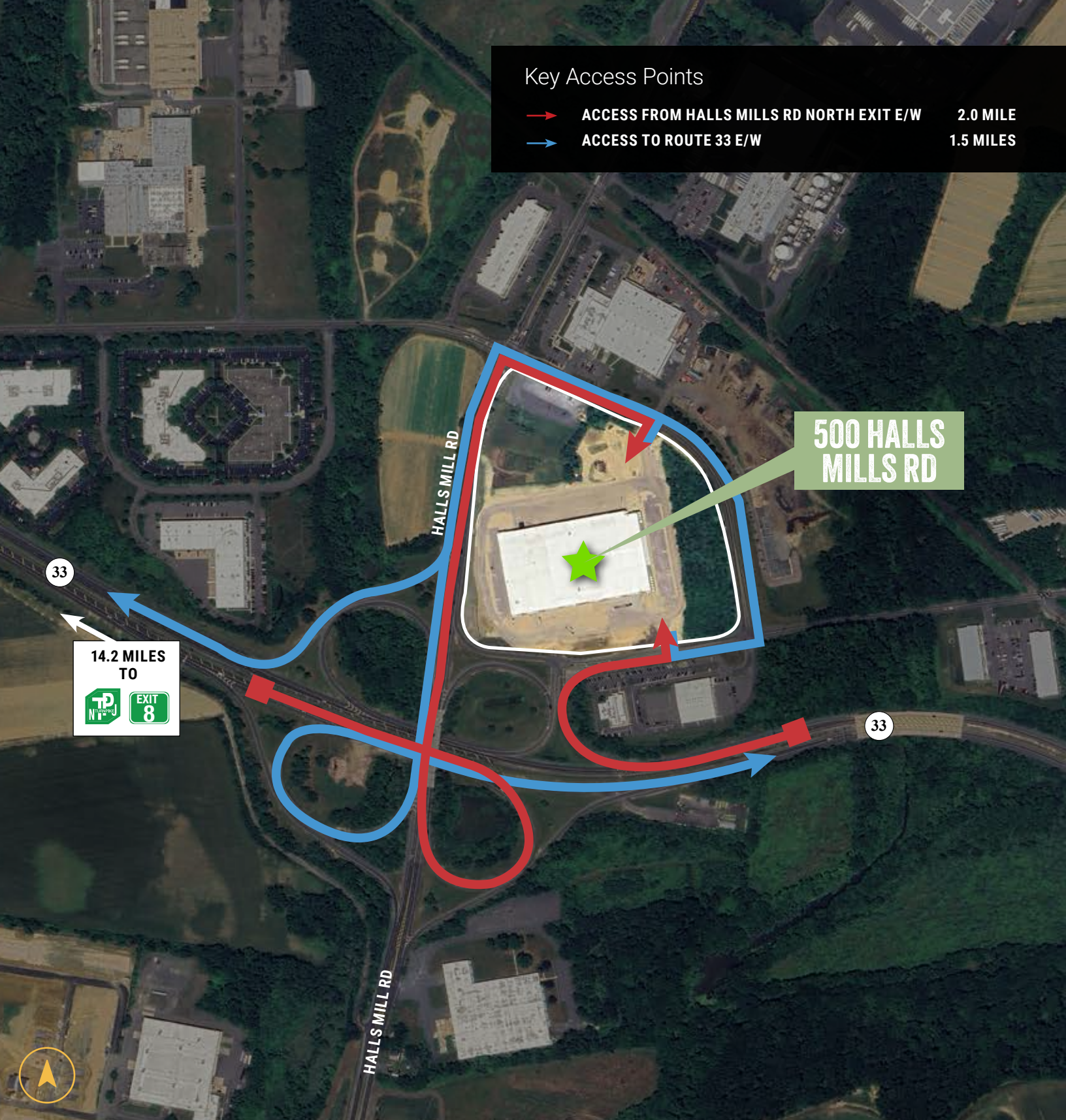




**500 HALLS
MILLS RD**

Key Access Points

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



EXCLUSIVE MARKETING AGENT

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