

**AVISON
YOUNG**

 **Commercial**
Realty Group

For Lease
Warehouse/Divisible

350 Clark Drive

Mount Olive, NJ

±124,446 sf

Located within a Foreign Trade Zone

±11,300 sf of freezer
±3,200 sf of cool dock



For more information

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Overview

350 Clark Drive is located in the **International Trade Center (ITC)** in Mount Olive, NJ. The available unit of $\pm 124,446$ SF features significant advantages in that it can be delivered with in-place racking, along with $\pm 11,300$ SF of freezer space (-10°) and $\pm 3,200$ SF of cool dock area (36°) offering an occupier convenience and value.

The building allows for 24-hour access and contains numerous amenities such as:

- On-site fitness center, conference room, jogging paths and lunch room
- 141 room Wyndham Garden Hotel located in the park
- Childcare facility located in the park
- NJ Transit passenger train station
- FAA approved helistop available 24/7 for all ITC companies
- FedEx and UPS customer service facilities within the Center
- 24-hr security with trained personnel/electronic surveillance
- Walking trails, ponds and fountains

Foreign Trade Zone (FTZ) -

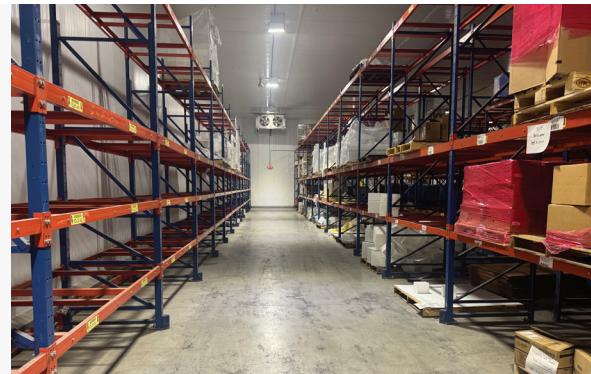
The FTZ designation of the park allows for occupants to receive the following benefits:

- Defer duty and improve cash flow when warehousing imported goods
- No U.S. duty to re-export goods to foreign countries
- Reduce duties when inspecting and testing goods



Specifications

Available	±124,446 sf
Office (2 floors)	±6,176 sf (2,474 sf 2nd floor) (3,702 sf 1st floor)
Ceiling height	24' clear
Column spacing	33'6" x 42'
Loading docks	15 tailgates
Drive-ins	1
Car parking	75 spaces (additional available on-site)
Sprinklers	Wet
Electrical	JCP&L
Warehouse lighting	LED with motion sensors
Power	2,000 amps, 277/480 volts, 3 phase
Gas	NJ Natural Gas
Water	American Water Company
Sewer	Mount Olive
Battery charging area	Yes
Flooring	6" Reinforced
Asking rent	\$13.50/sf net
Tax & OPEX	\$3.59/sf
Available	Immediate
Additional info	Amenities include access to fitness center, conference room and lunch room in adjacent office area. Walking paths throughout the park.



In-place racking

Highlights

±124,446 sf
Total available

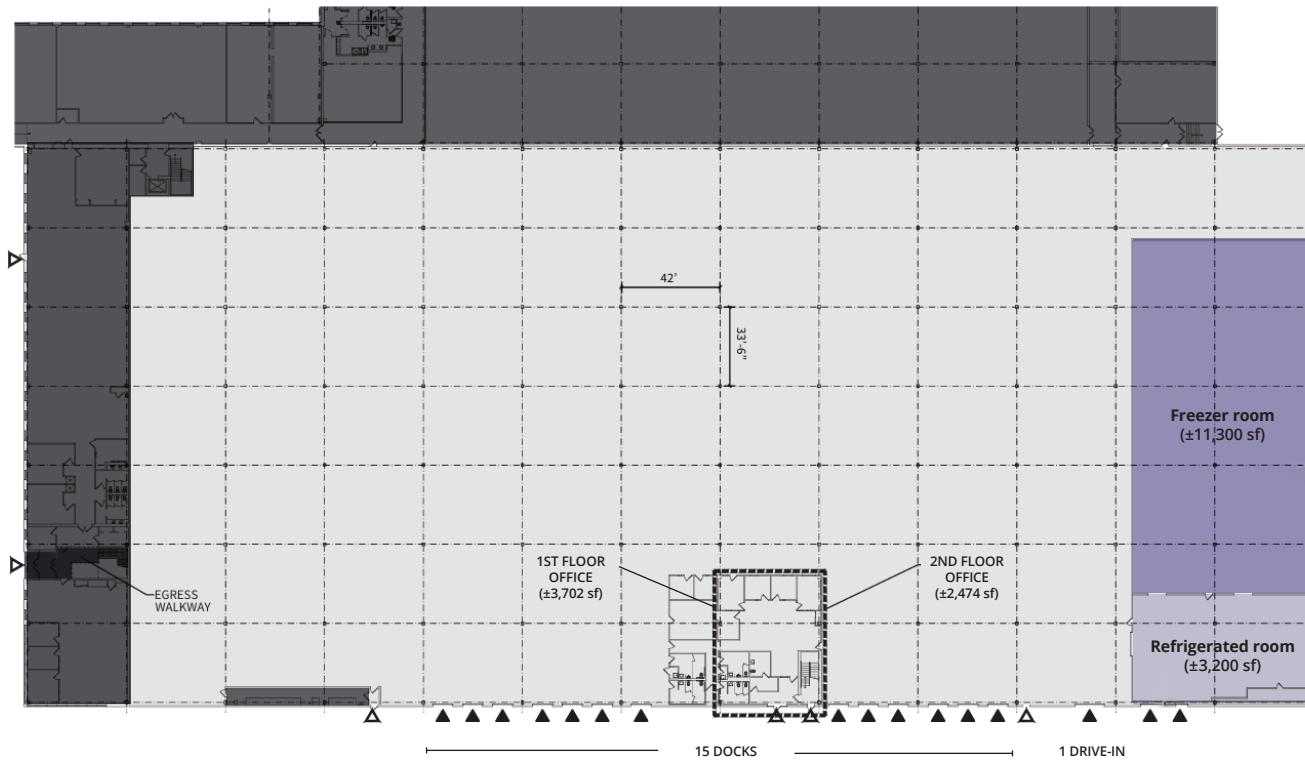
24'
Clear height

15
Loading docks

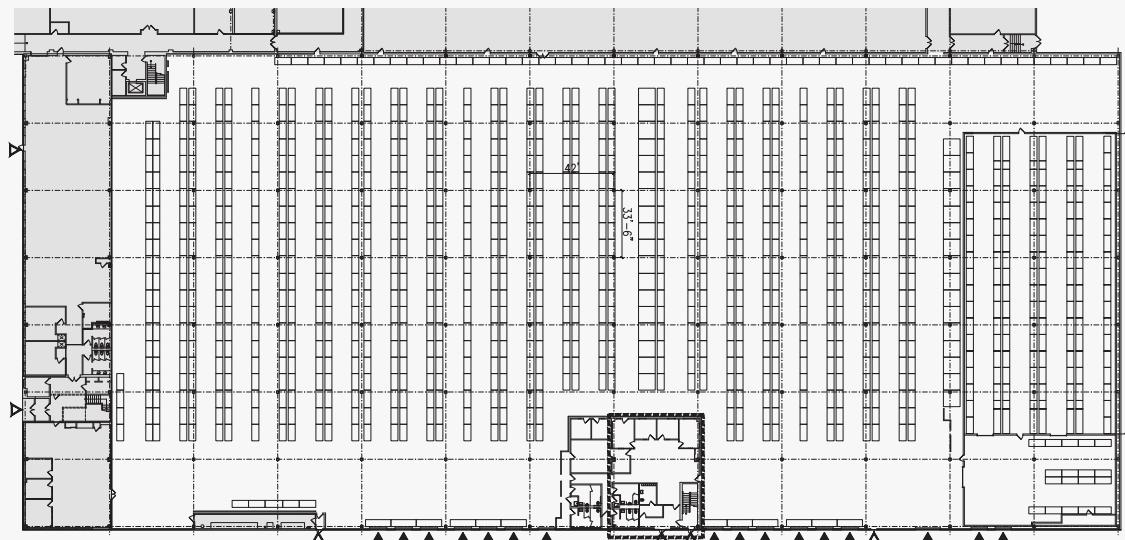
±11,300 sf
Freezer (-10°)

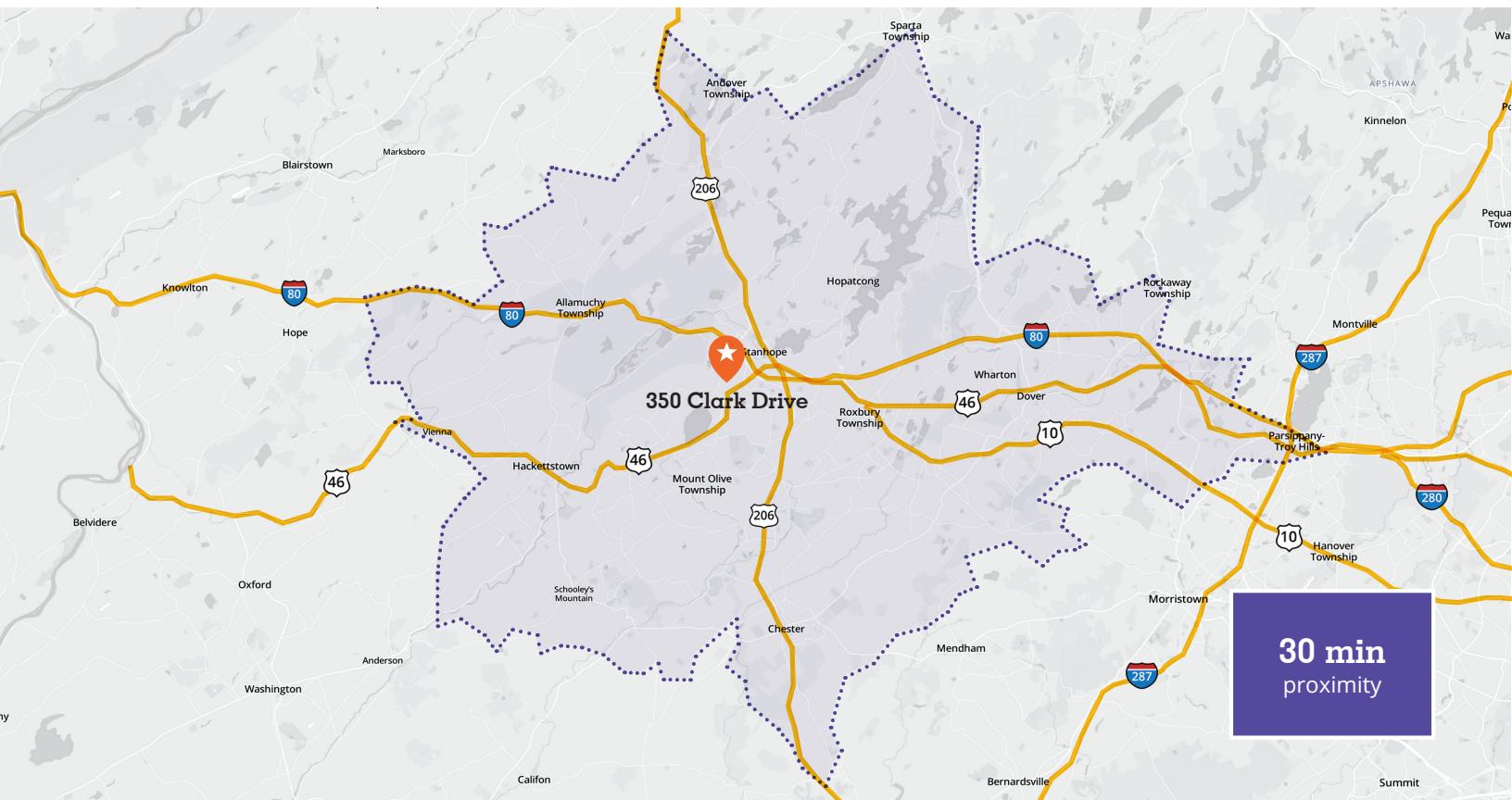
±3,200 sf
Cool dock (36°)

Floor plan



Racking plan





Location and demographics

(within a 30 minute proximity)



Total Population

572,963



Transportation Warehouse Workers

28,599



Total Labor Force

357,427



Median Warehouse related Hourly Wage

±\$20.99
(Per Hour)



Median Household Income

\$97,126

<1 mile
to I-80

20 miles
to I-287

23 miles
to I-280

24 miles
EXIT 21A to I-78

42 miles
to I-95/NJ Tpk

45 miles
to Port Newark/
Elizabeth

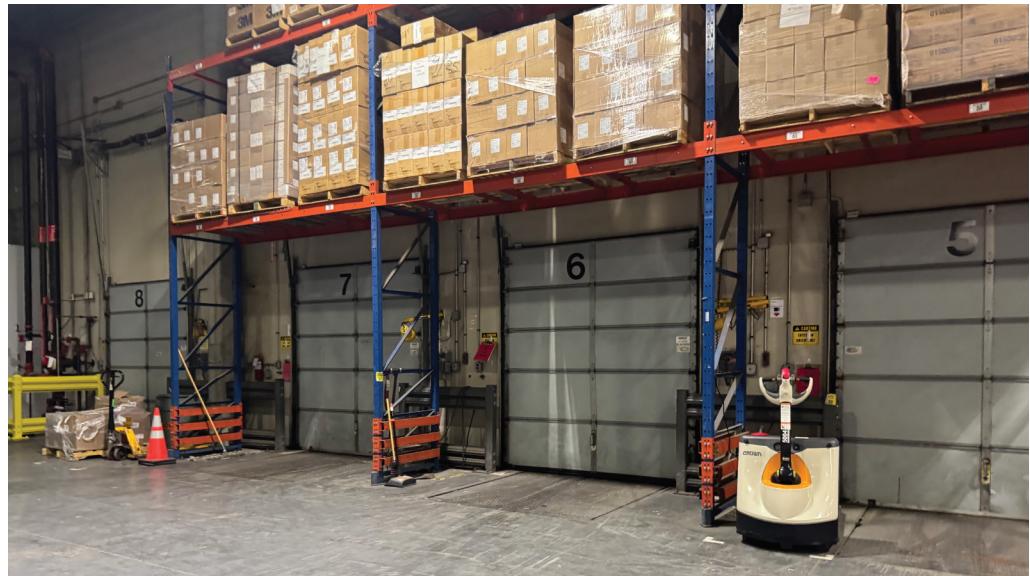
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Gallery



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