

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

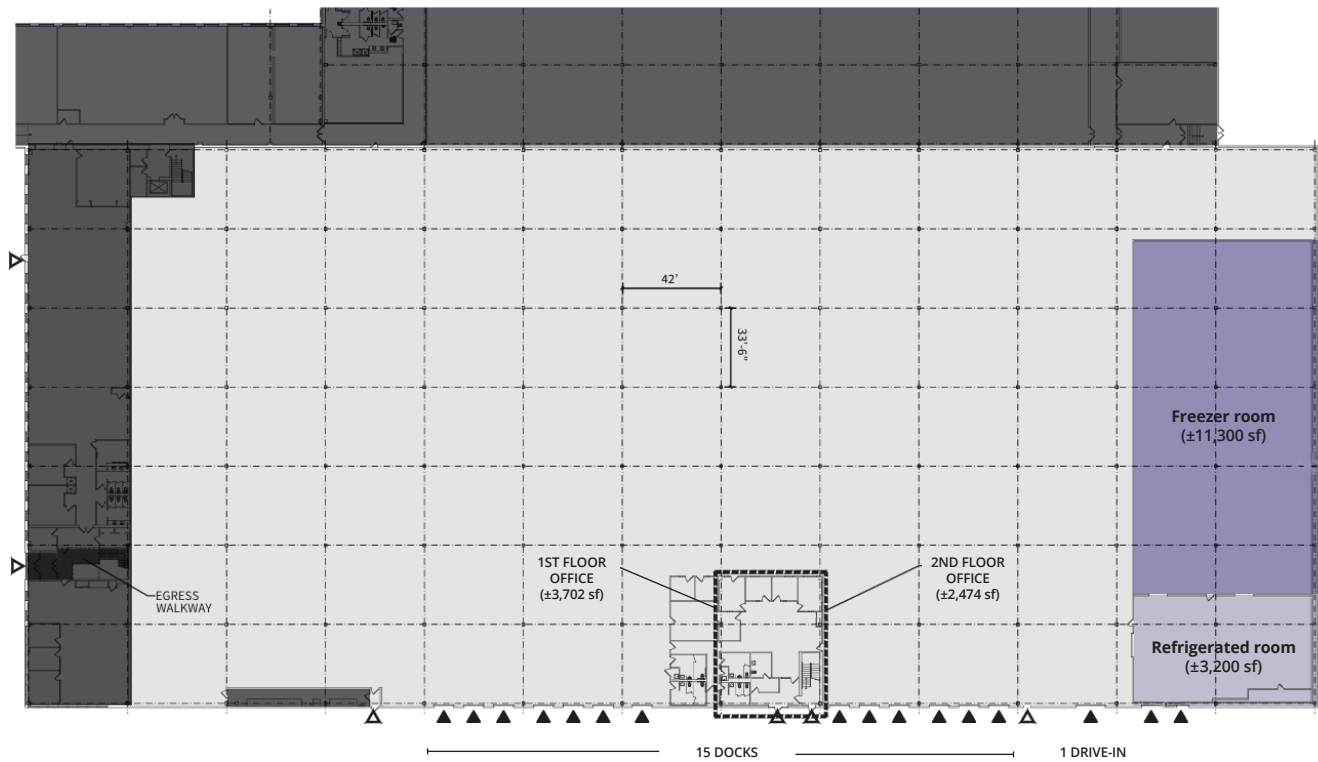
24'
Clear height

15
Loading docks

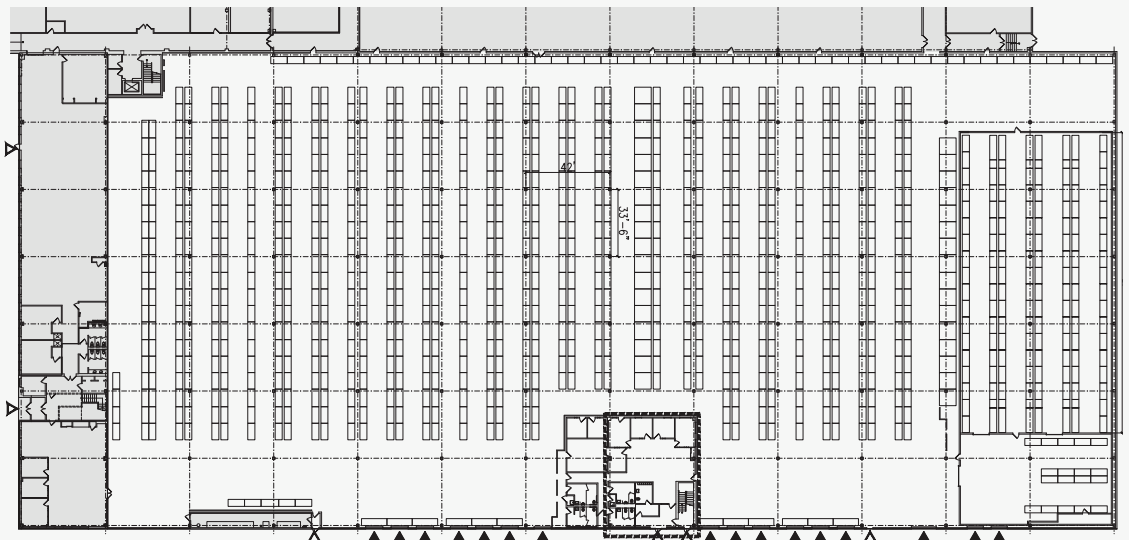
±11,300 sf
Freezer (-10°)

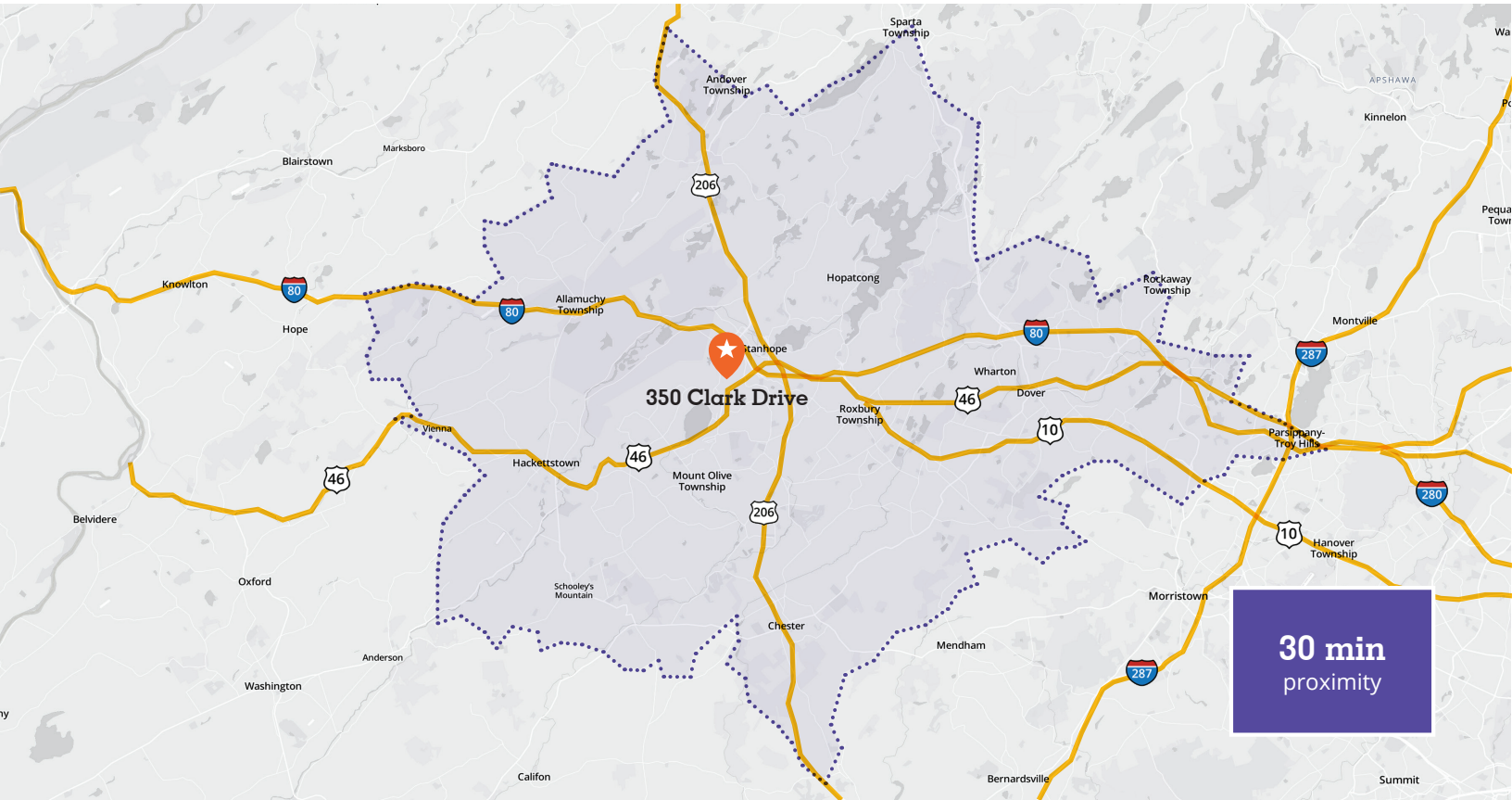
±3,200 sf
Cool dock (36°)

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

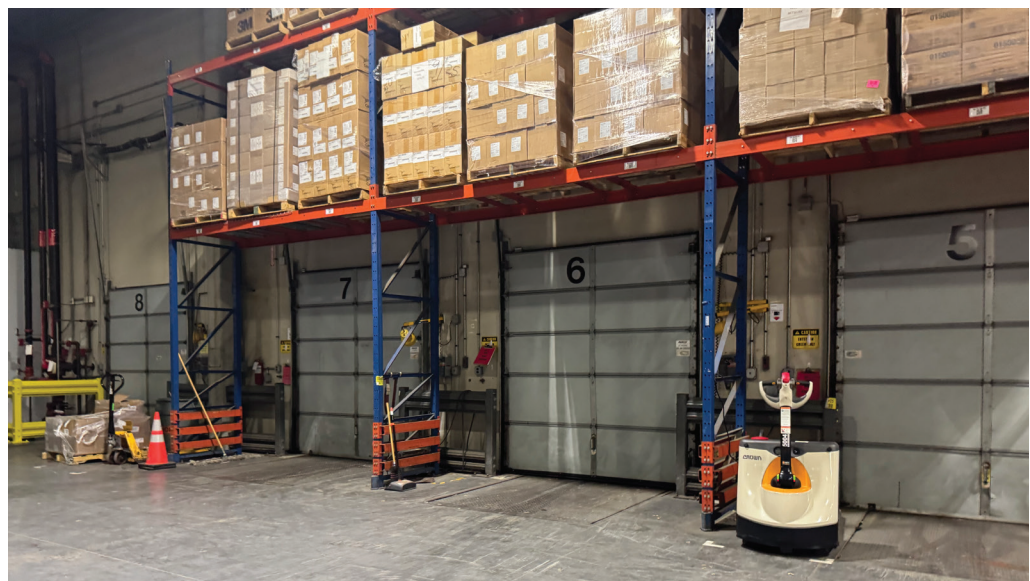
23 miles
to I-280

24 miles
EXIT 21A to I-78

42 miles
to I-95/NJ Tpk

45 miles
to Port Newark/
Elizabeth

Gallery



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