

**NEW INDUSTRIAL BUILDING - AVAILABLE NOW**



**BUILDING INFORMATION**

Total SF: 86,000 SF (Divisible to 40,000 SF)

Land Area: 6.26 Acres

Ceiling Height: 25'5" - 29' clear

Loading: 16 loading docks + 1 DI

Column Span: 50' x 40'

Sprinkler: ESFR

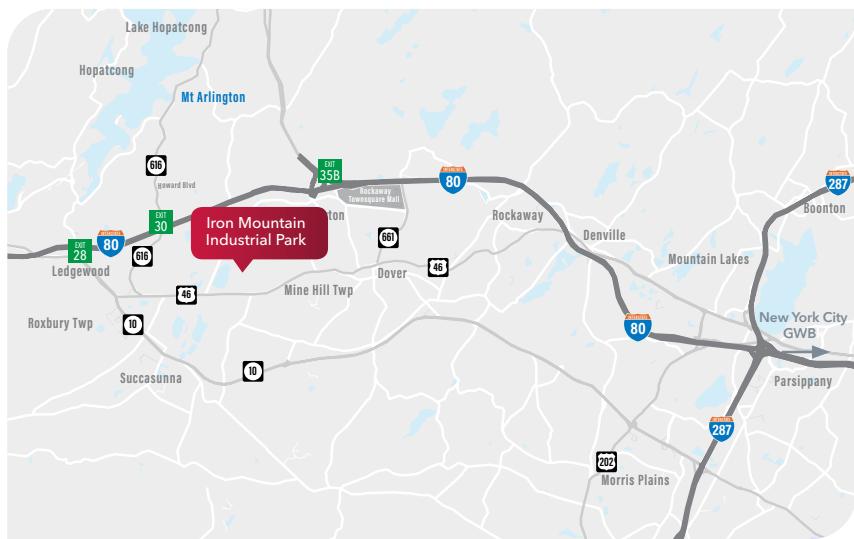
Parking: 87 parking spaces

Power: 800 Amps/480 Volts

Floor Load: 4500 PSI with structural steel

Date of Delivery: Immediate

Zoning: ED - broad range of industrial uses permitted including warehousing, manufacturing, recreation, outside storage, red label, etc



**FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:**

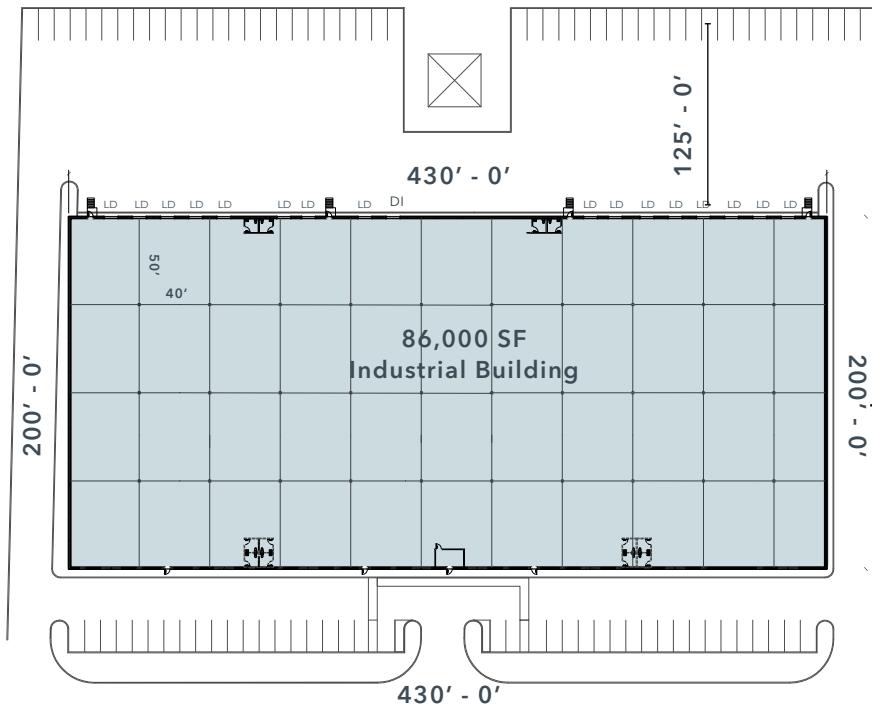
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**86,000 SF DIVISIBLE  
122 IRON MOUNTAIN ROAD  
MINE HILL, NJ**

**AERIAL VIEW**



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