

One Heller Park Lane Franklin Township (Somerset), NJ

**296,337 SF WAREHOUSE
28,000 SF TRUCK TERMINAL AND IOS YARD
324,337 SF TOTAL (DIVISIBLE)**

One Heller Park Lane features 296,337 SF of air-conditioned warehouse space with 60 loading docks, ESFR sprinkler system, LED lights, and 5,000 amps of power. The 27-acre property also contains a 28,000 SF truck terminal building and parking for up to 205 trailers, 33 flex vans and 210 automobiles. This amount of yard space is extremely rare for an in-fill site and offers IOS opportunities outside of the main warehouse. With multiple entrances on School House Road, Heller Park Lane, and Jensen Drive, the property can be configured for a single tenant or multiple tenants.

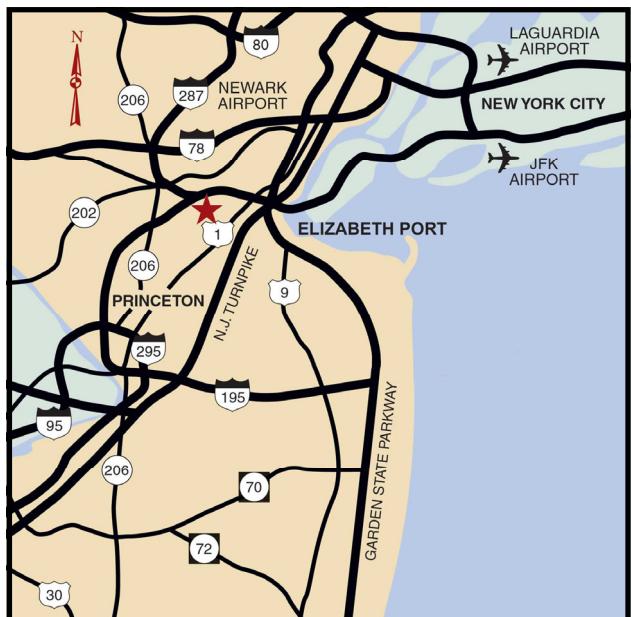
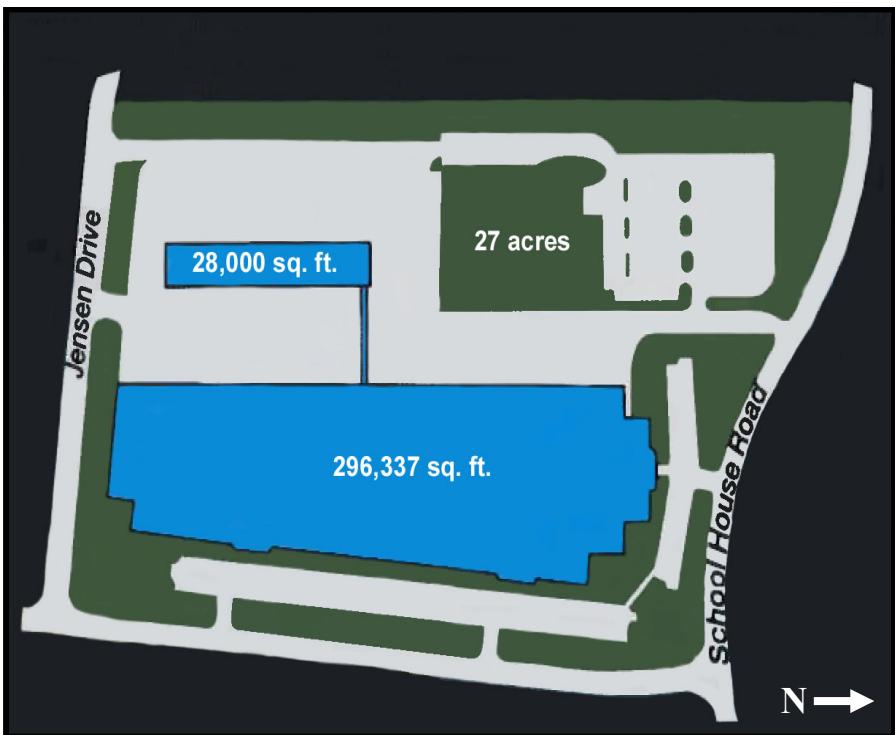
One Heller Park Lane is strategically located in the NJ Turnpike Exit 10/Somerset Market, within 30 miles of Port Newark/Port Elizabeth and approximately 6 million consumers. The site is easily accessed from exits 10 and 12 of I-287. The area is well regarded for its deep blue collar labor pool, making One Heller Park Lane a strategic choice for warehousing and IOS operations.



Matrix Development Center Franklin Twp (Somerset), NJ

PROPERTY FEATURES

- ESFR sprinkler system
- LED lights
- Air-conditioned, food-grade warehouse
- 24'6" to 26'6" clear height
- 60 loading docks and 2 drive-ins
- 4,700 SF of office
- 5,000 amps of power
- 210 auto spaces
- Up to 205 trailer spaces/
33 flex van spaces



REGIONAL ACCESS

- 30 minutes to Newark International Airport
- 40 minutes to New York City
- 10 minutes to New Jersey Turnpike & I-287
- 50 minutes to Philadelphia

LABOR

Tenants will benefit from the tremendous pool of labor residing within commuting distance of the site.

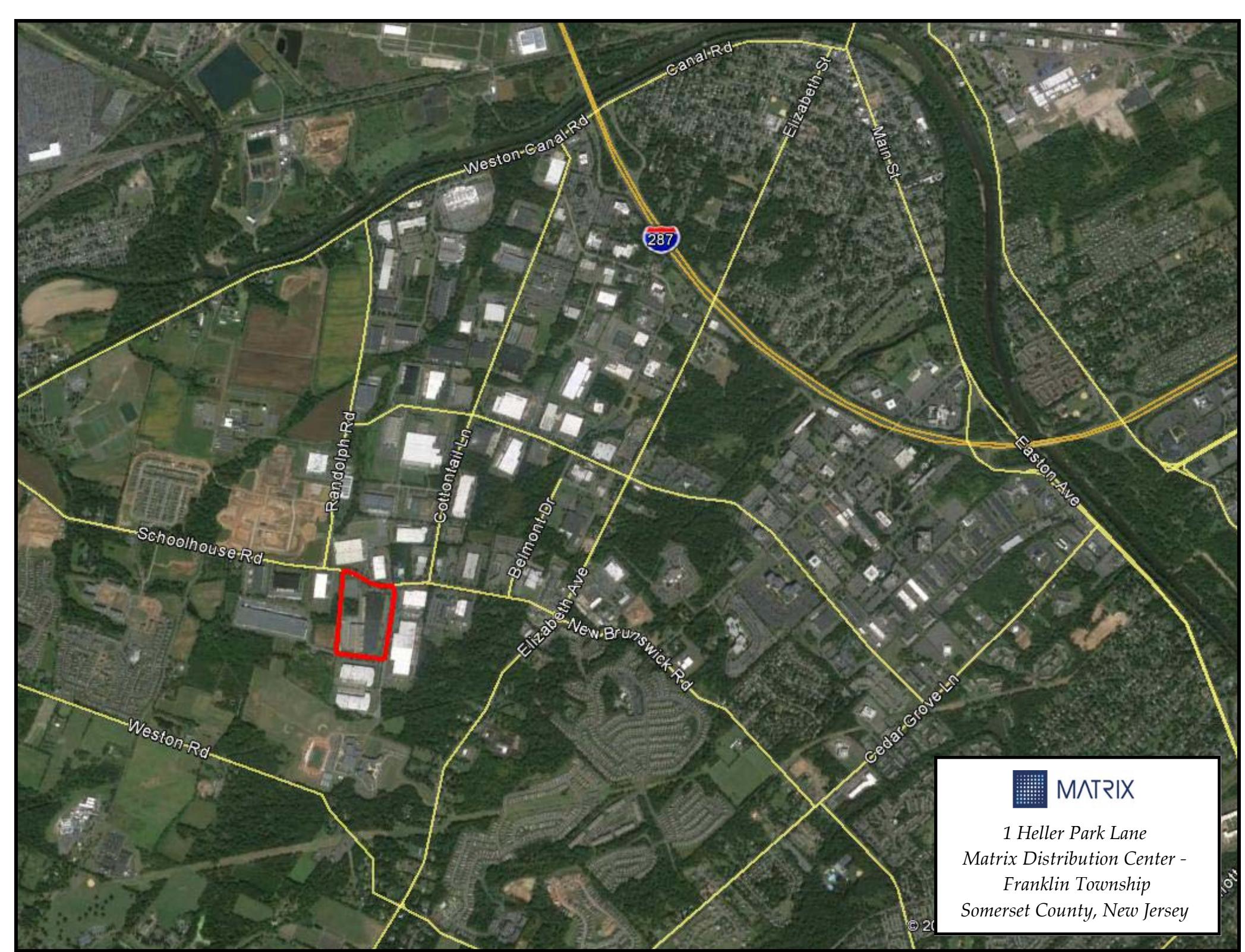
DEVELOPER:

For more than thirty years, Fortune 500 companies have recognized Matrix as a full-service investment developer of planned business parks. Matrix is expanding its presence in the New York area.



MATRIX

For leasing information, contact:
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1 Heller Park Lane
Matrix Distribution Center -
Franklin Township
Somerset County, New Jersey



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