

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.

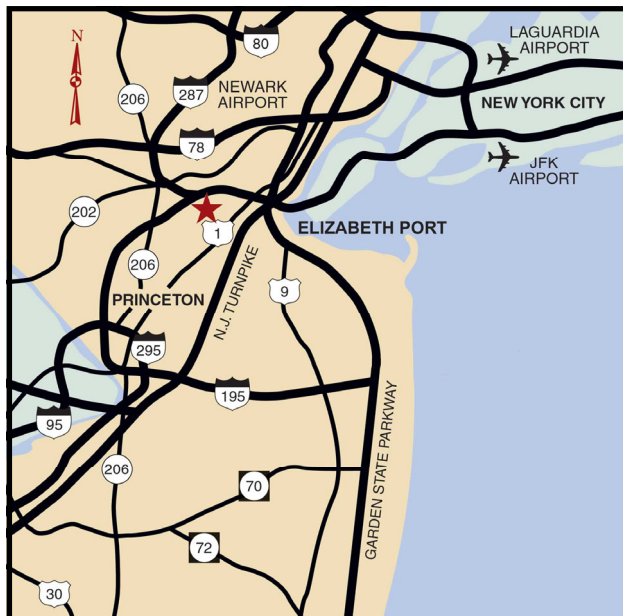
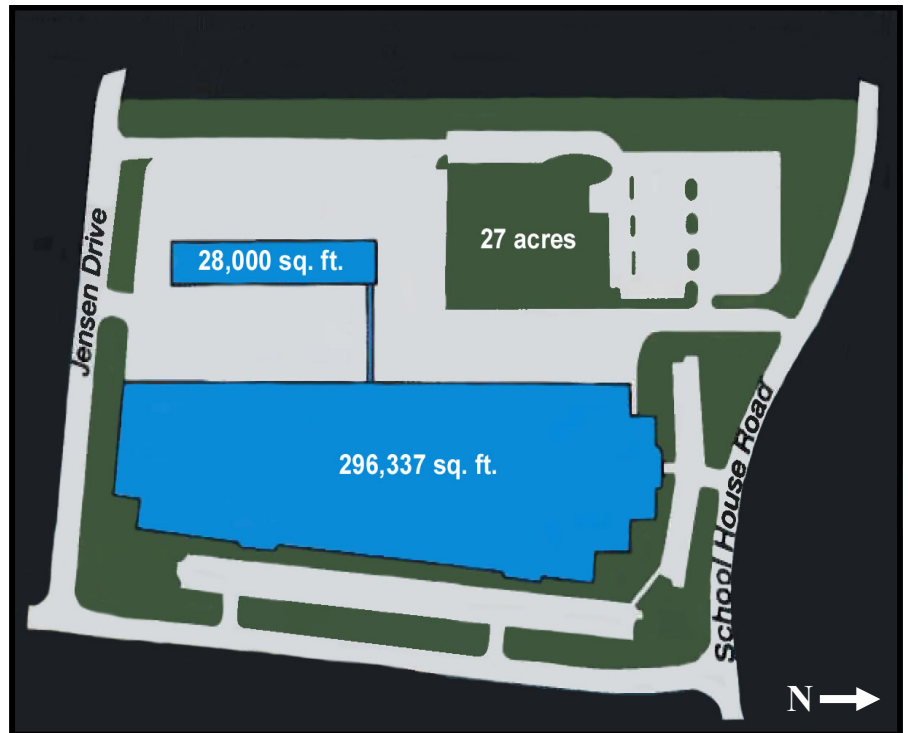
One Heller Park Lane is strategically located in the NJ Turnpike Exit 10/Somerset Market, within 30 miles of Port Newark/Port Elizabeth and approximately 6 million consumers. The site is easily accessed from exits 10 and 12 of I-287. The area is well regarded for its deep blue collar labor pool, making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



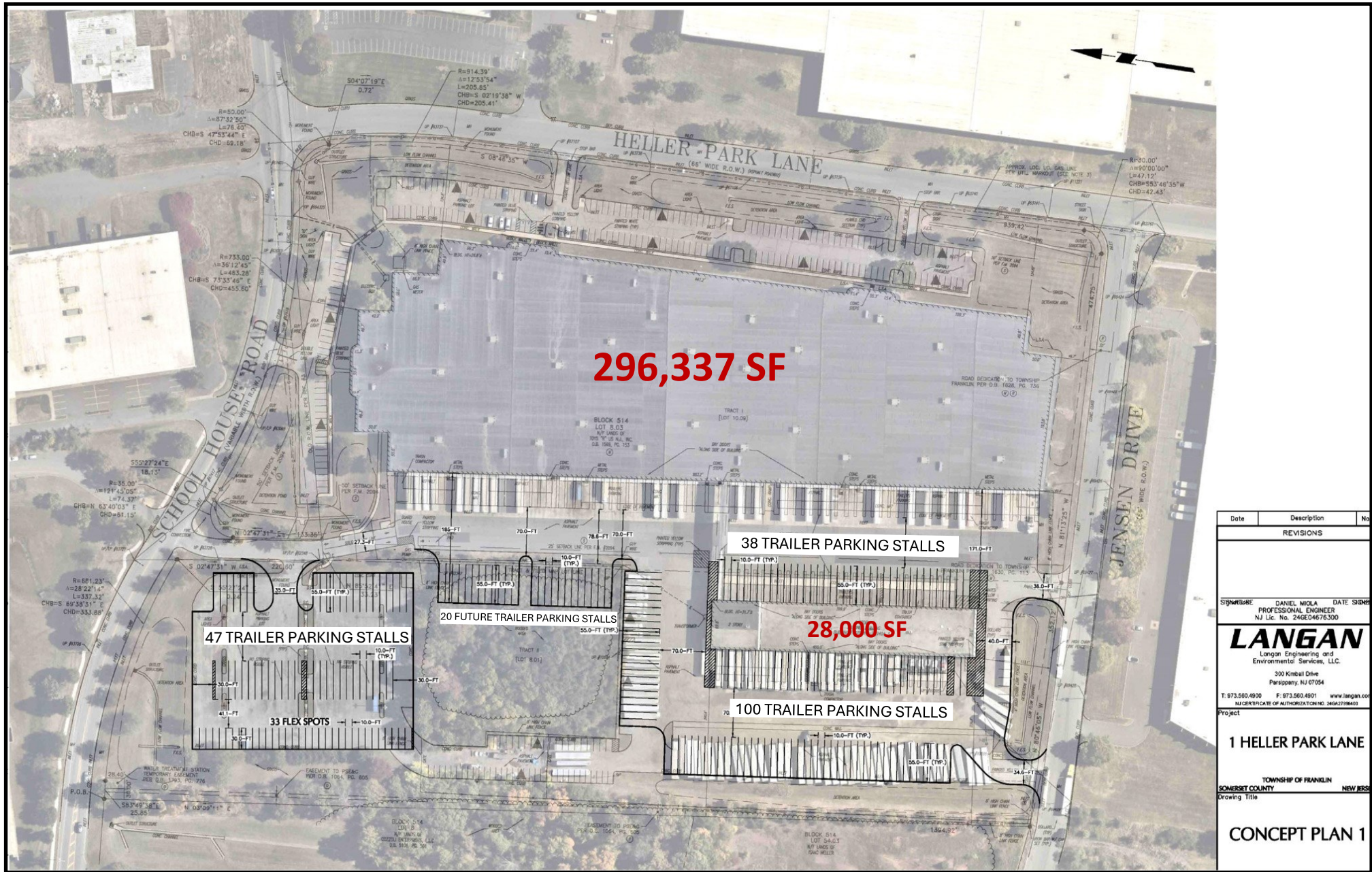
MATRIX

For leasing information, contact:
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Forsgate Drive • CN4000 • Cranbury, NJ 08512
732-521-2900 www.matrixcompanies.com



MATRIX

1 Heller Park Lane
Matrix Distribution Center -
Franklin Township
Somerset County, New Jersey



Date	Description	No.
REVISIONS		
SIGNATURE: DANIEL MIOLA DATE: 08/11/2020		
PROFESSIONAL ENGINEER NJ Lic. No. 24604676300		
LANGAN		
Langan Engineering and Environmental Services, LLC.		
300 Kimball Drive Parsippany, NJ 07054		
T: 973.550.4900 F: 973.550.4901 www.langan.com		
NJ CERTIFICATE OF AUTHORIZATION NO. 24604676300		
PROJECT		
1 HELLER PARK LANE		
TOWNSHIP OF FRANKLIN		
SOMERSET COUNTY		
Drawing Title		
CONCEPT PLAN 1		