



# For Sale or Lease

**+/- 16,449 SF**

## **Building Specifications**

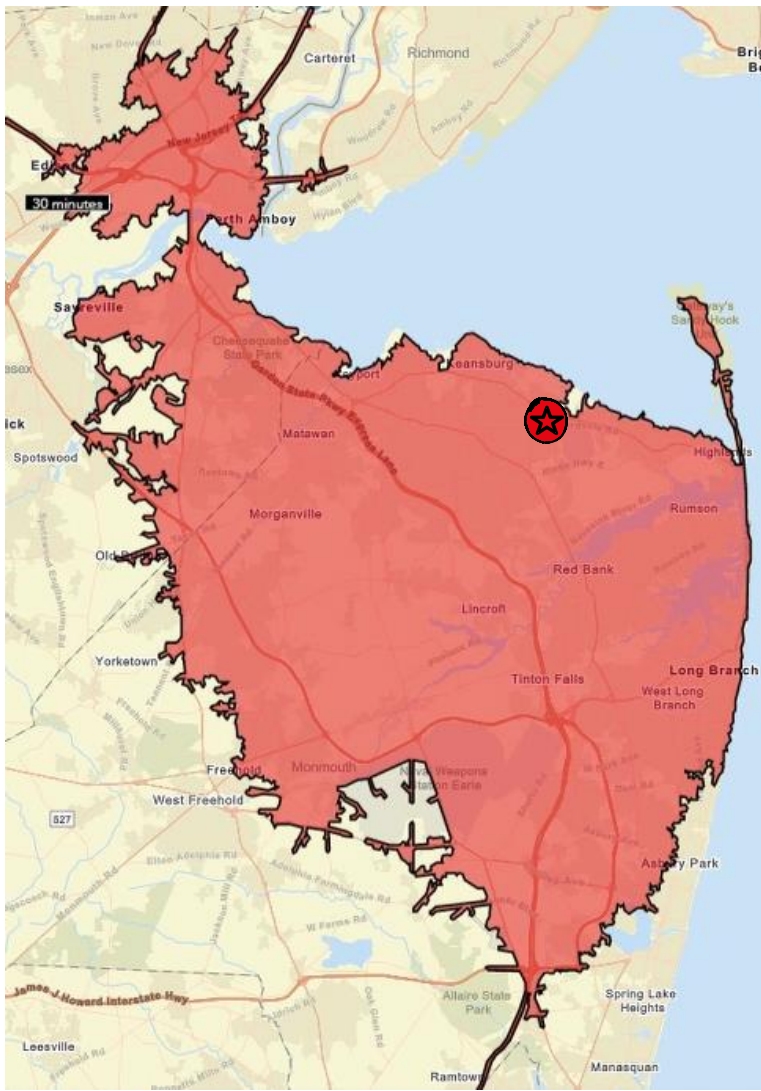
- Total building 16,449 sf on +/- 4.85 total acreage
- +/- 3 acres of outdoor storage area of which +/- 1.76 acres are paved and fenced
- 8,614 sf warehouse
- 11'-15' ceiling clear height
- 28' x 24' column spacing
- Loading:
  - (4) 14' x 10' drive in doors
  - (1) 14' x 21' drive in door
  - (6) interior loading positions
  - (1) mechanical pit leveler at the platform
- 7,835 sf office which includes private suites, conference room, training room, and kitchenette

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Belford, New Jersey**

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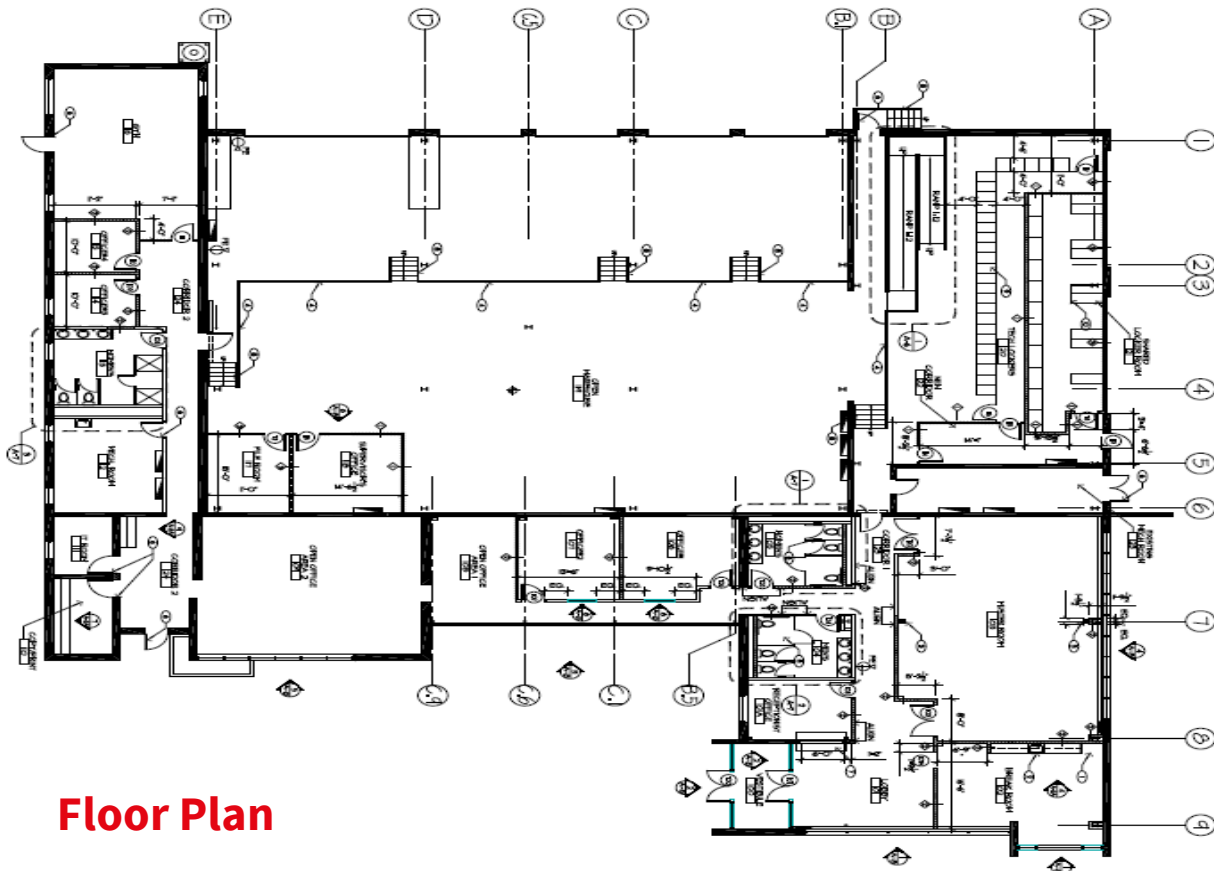


Locations of Interest	Distances (Mileage)
<b>Highway Access</b>	
New Jersey Route 36	0.5 miles
New Jersey Route 35	2.1 miles
Garden State Parkway	5.5 miles
US Highway 1 & 9	12.8 miles
Route 440	16.8 miles
Interstate 287 (I-287)	17.9 miles
Interstate 95 (I-95)	19.0 miles
<b>Port Access</b>	
Port of Newark/Elizabeth	35.6 miles
GCT Bayonne Port	37.1 miles
<b>Airport Access</b>	
Old Bridge Airport	18.4 miles
Newark Liberty International Airport (EWR)	31.3 miles
<b>MSA</b>	
New York City, NY	25.6 miles

## Demographics

Within a 30-minute drive time of the site

- Total Population 640,750
- Total Labor Force 350,397
- More than 44,233 warehouse and manufacturing employee's
- Median household income of \$95,861



**Floor Plan**