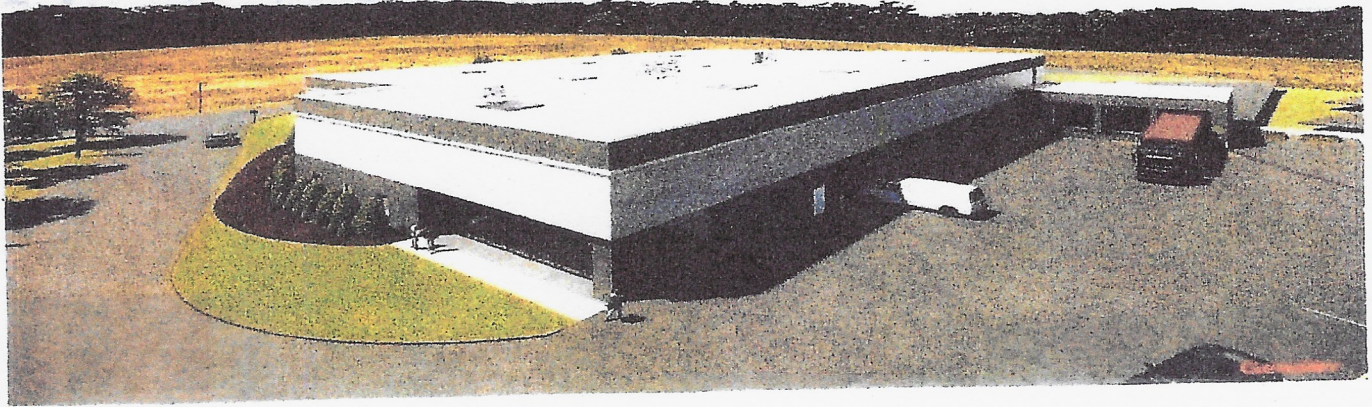


# NEW CONSTRUCTION

441 Newark Pompton Turnpike  
Wayne, NJ  
Warehouse Distribution



## PROPERTY HIGHLIGHTS:

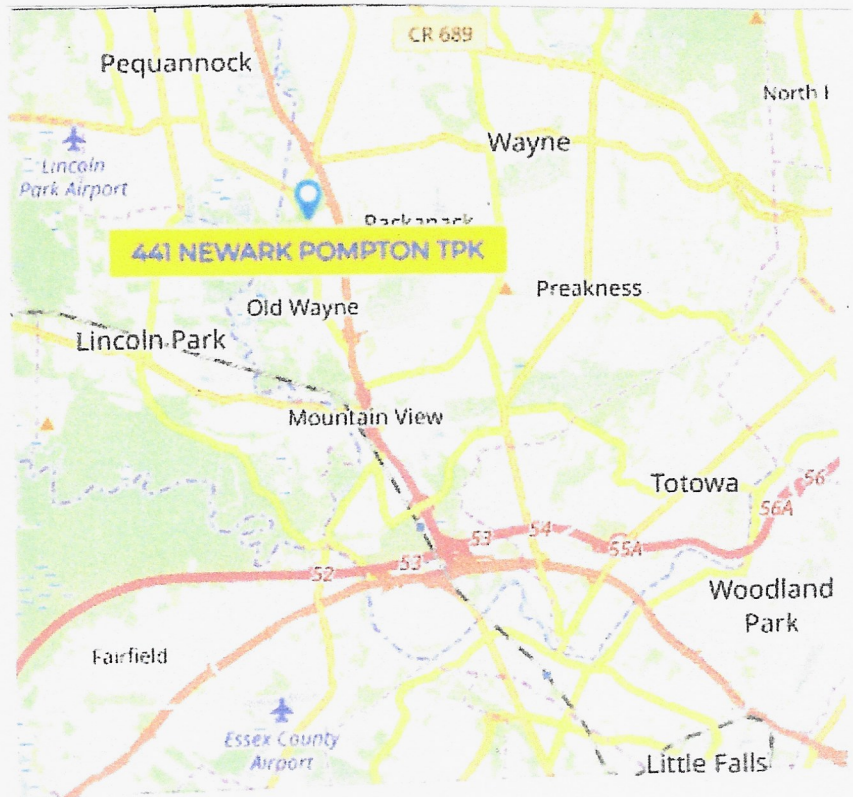
SIZE BUILDING	25,714 SF
OFFICE SPACE	1,430 +/- SF
CEILING HEIGHT	26'
LOADING	3 LOADING DOCKS

## EXCELLENT LOCATION:

MINUTES TO RTE 23  
5 MINUTES TO RTES 80 AND 46  
10 MINUTES TO RTE 287

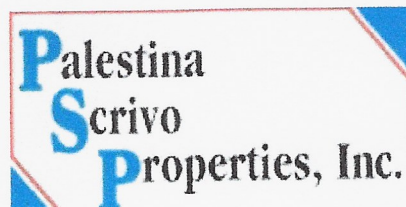
## COMMENTS:

BRAND NEW CONSTRUCTION  
CORPORATE IMAGE  
CLEAR SPAN BUILDING  
FEATURING 26' CEILING HEIGHT  
3 LOADING DOCKS  
1 DRIVE IN  
CONSTRUCTION COMPLETION  
MAY, 2023



## FOR MORE INFORMATION:

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Email: [tpalestina@psprop.com](mailto:tpalestina@psprop.com)



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Gensler

UNIVERSITY OF DELAWARE  
DEPARTMENT OF CIVIL AND ENVIRONMENTAL ENGINEERING  
SURVEYING  
SURVEYING  
SURVEYING

STATION	ANGLE	BEARING	DISTANCE	DELTA X	DELTA Y	COORDINATE X	COORDINATE Y
1							
2							
3							
4							
5							
6							
7							
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9							
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100							

NOTE  
NO EXISTING PLANS EXIST AT AREA OF PROPOSAL  
CONSENT TO BE BOUND BY THE PLAN AS SHOWN

BUILDING COORDINATES  
CENTER BUILDING = 3274.97  
PROPOSED BUILDING = 3274.97

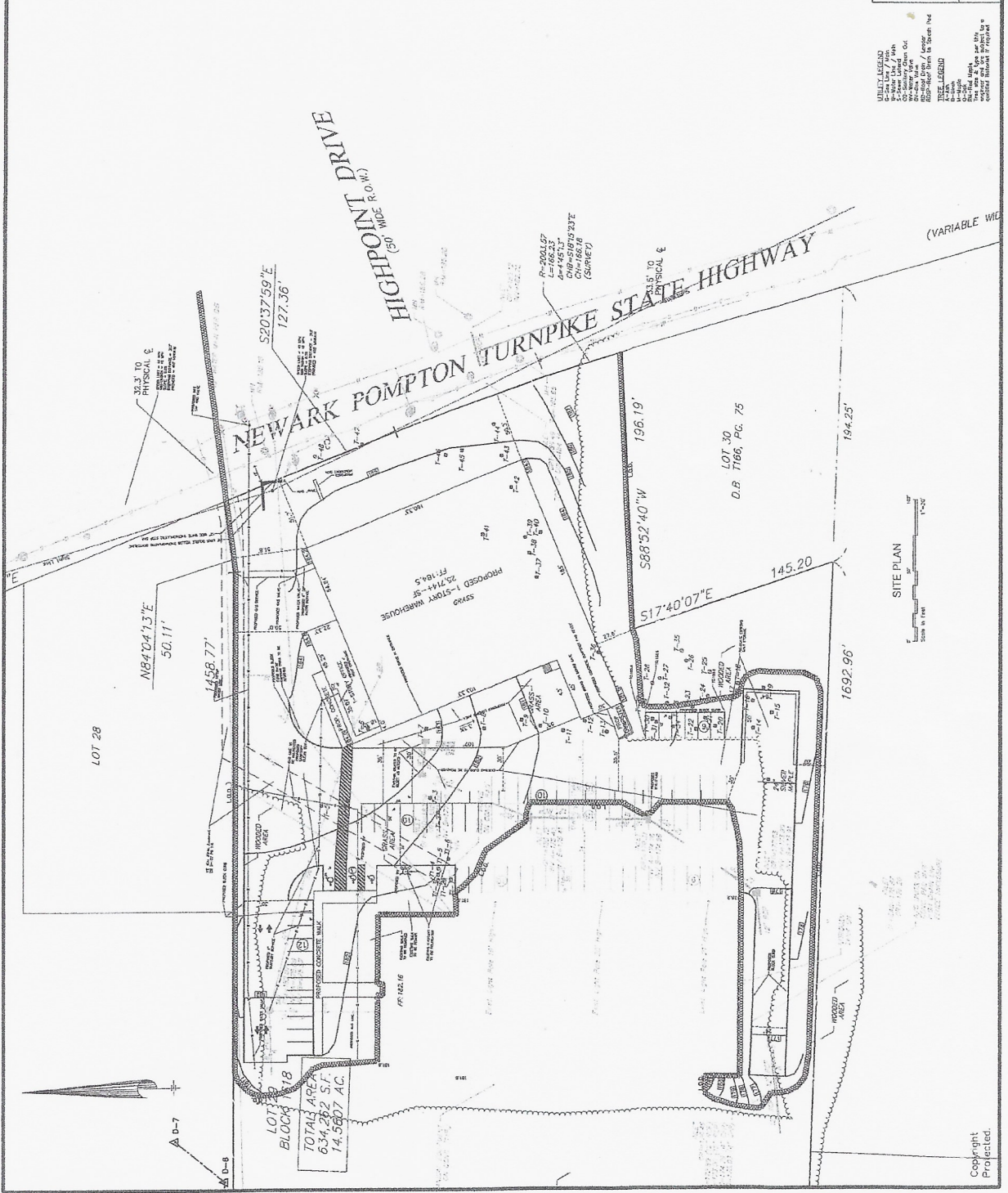
PARKING ANALYSIS  
EXISTING PARKING SPACES = 5418  
PROPOSED PARKING SPACES = 32  
TOTAL PARKING SPACES = 5450

SITE DATA BOX  
Zone - I - Industrial  
Lot Area = 100,000 sq ft  
Lot Width = 100 ft  
Lot Depth = 1000 ft  
Lot Coverage = 100%

411 NEWARK POMPTON TURNPIKE ASSOCIATES, LLC  
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WILLIAM DARMSTATTER  
P.E. & L.S. No. License No. 27529

7/25/2021



UTILITY LEGEND  
P - Public Utility / Water  
G - Gas Utility / Gas  
E - Electric Utility / Electric  
S - Sewer Utility / Sewer  
C - Storm Sewer / Storm Sewer

PROPOSED LEGEND  
P - Proposed Building / Proposed Building  
W - Proposed Wall / Proposed Wall  
D - Proposed Drive / Proposed Drive  
A - Proposed Area / Proposed Area

