

Think Matrix

*Introduction to
4 Applegate Drive
Northeast
Business Park
Robbinsville
New Jersey*

Knowledge
Creating
Value

For additional information, please call 732-521-2900

4 Applegate Drive

Northeast Business Park

209,744 SF Available

4 Applegate Drive is a 265,014 SF industrial building located within Northeast Business Park. The building is located within close proximity of the Exit 7A interchange of the New Jersey Turnpike and Exit 7 of Interstate 195, the primary east-west artery within this region. Foreign Trade Zone status is designated for the entire park.

This state-of-the-art facility includes 32' clear height, plentiful door positions and an ESFR fire suppression system. 4 Applegate Drive, with its proximity to the Turnpike and I-195, provides superb access to the major freight-moving roadways in the Northeast, with direct routes to New York City, Port Elizabeth and Newark Airport; the Philadelphia docks and airport are reachable within 40 minutes.

Users will benefit from fruitful labor markets proximate to the site, such as Trenton and Hamilton as well as all of Mercer County, New Jersey and Bucks County, Pennsylvania, for all labor classifications.

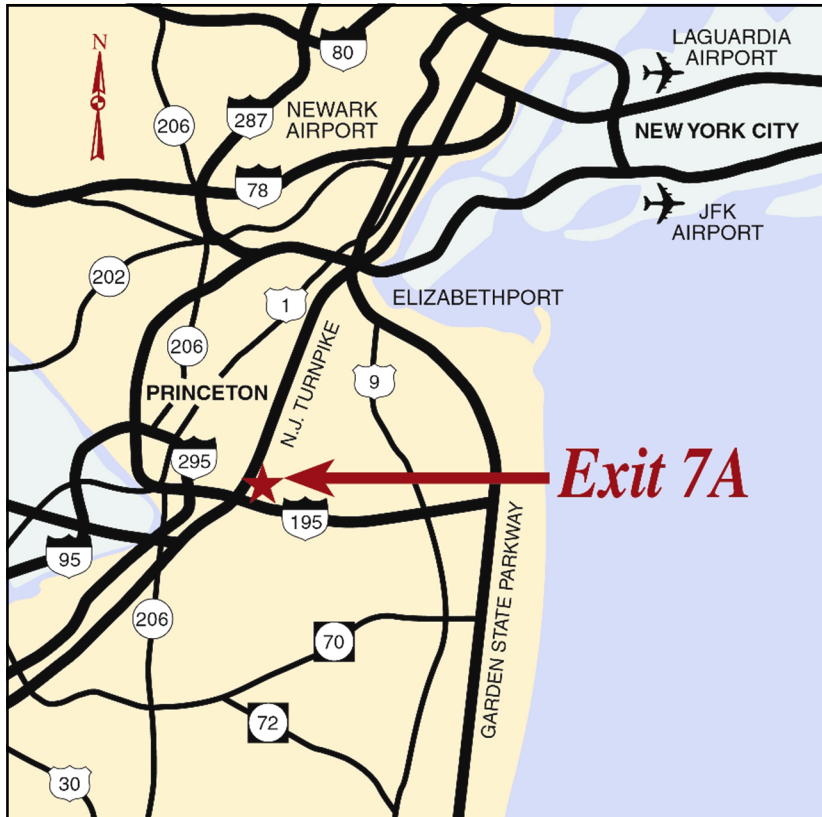
Northeast Business Park boasts an impressive roster of business residents that include: W.W. Grainger, Lifetime Brands, Inc., Sleepy's and several other regional operators. The Park is contiguous to Matrix Business Park at 7A, a 480 acre industrial park that includes Mercedes Benz of America and McMaster Carr Co.



4 Applegate Drive Northeast Business Park

Foreign Trade Zone

**A quality business environment
at a strategic location**



ACCESS:

1 hour 15 minutes from New York.
50 minutes from Philadelphia.

ROADWAYS:

Visibility from and immediate access to NJ Turnpike and I-195 Interchange. I-295, US Route 130, Route 1 and I-95 within 10 minutes of Interchange.

AIR:

50 minutes from Newark International Airport. 40 minutes to Philadelphia International Airport. 70 minutes from Kennedy International Airport.

SEA:

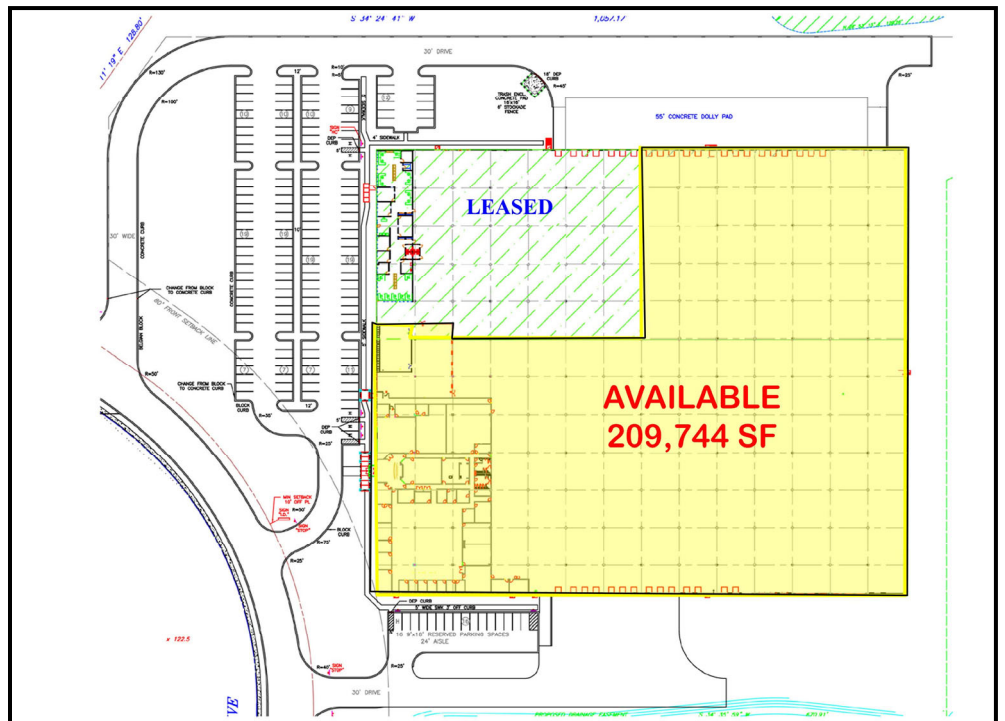
50 minutes to Port Newark/Port Elizabeth, the most complete port facility in the world and 40 minutes from the Philadelphia docks.

WORKFORCE:

Abundant Labor force within commuting distance in densely populated New York/Philadelphia corridor.

**FEATURES
of AVAILABLE UNIT**

- 209,744 SF
- 27 dock doors with 2 drive-in doors
- 471' deep, cross-dock configuration
- Office to be demolished/built-to-suit
- 32" clear height
- ESFR sprinkler system



For leasing information, contact:

Matrix Development Group
 Forsgate Drive • CN4000 • Cranbury, NJ 08512
 732-521-2900 www.matrixcompanies.com



MATRIX



 **MATRIX**

*4 Applegate Drive
Northeast Business Park
Robbinsville, NJ*



*4 Applegate Drive
Northeast Business Park
Robbinsville, NJ*