

PERRYVILLE CORPORATE CENTER

53 FRONTAGE ROAD

I-78, EXITS 11 & 12

HAMPTON, NEW JERSEY

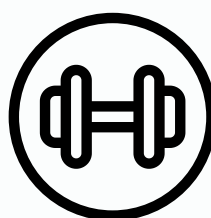
294,000 SQ. FT. AVAILABLE



2023 UPCOMING RENOVATIONS



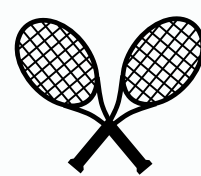
Full Service Cafe with
indoor/outdoor seating



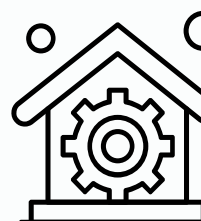
Fitness Center with
lockers/showers



Conference Center



Outdoor Recreation:
Tennis Courts, Basketball Court,
Walking/Running Paths



Full service property management



45 minutes: Newark Int'l Airport
30 minutes: Lehigh Valley Int'l Airport
20 minutes: Bedminster/Bridgewater

RICK HEILMANN, SIOR

Exclusive Agent



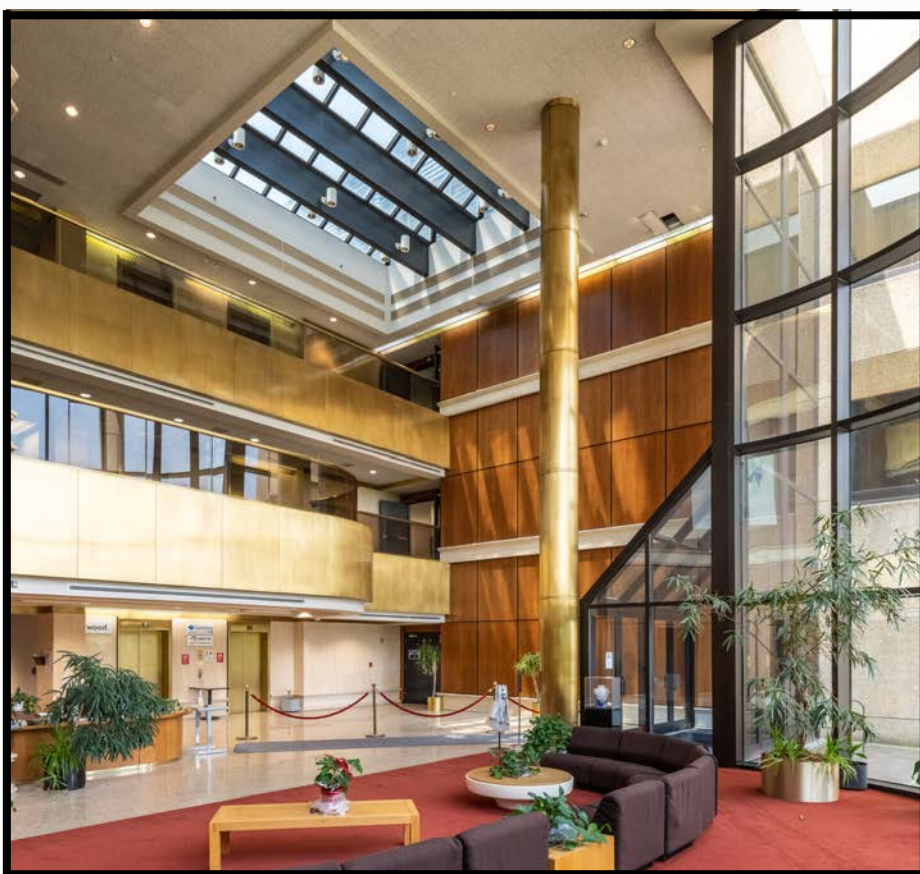
The Arlington Group

732-735-7284

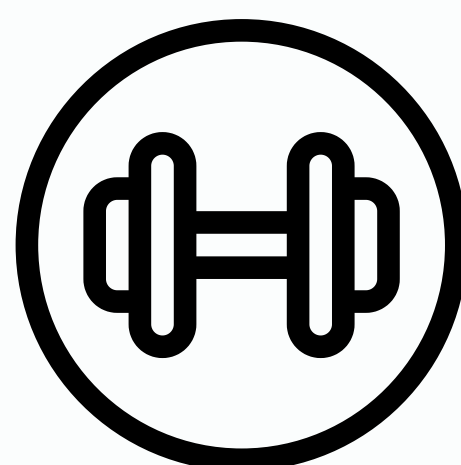
rick@arlingtongrouprealestate.com

294,000 SQ. FT. AVAILABLE

DIVISIBLE SPACE



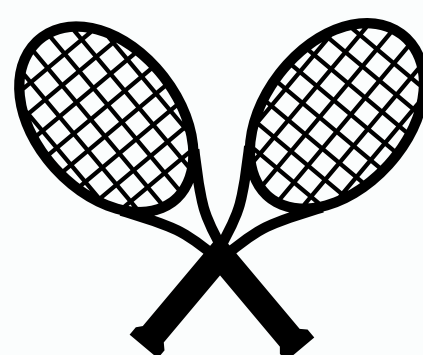
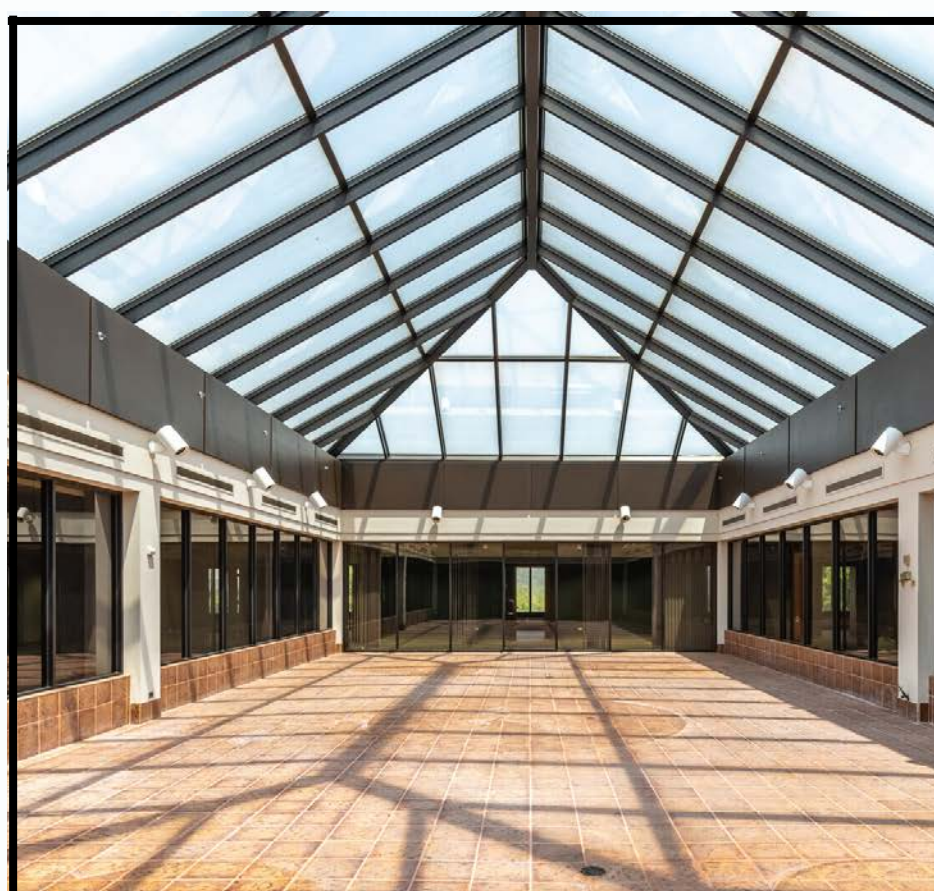
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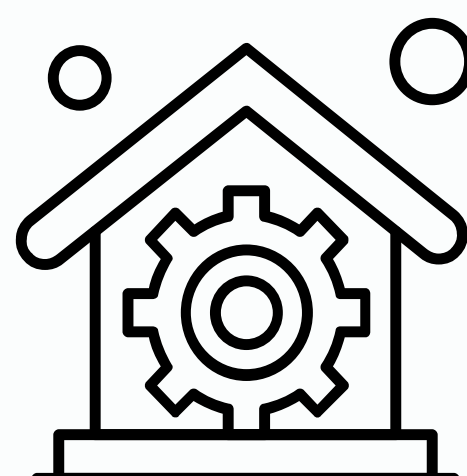
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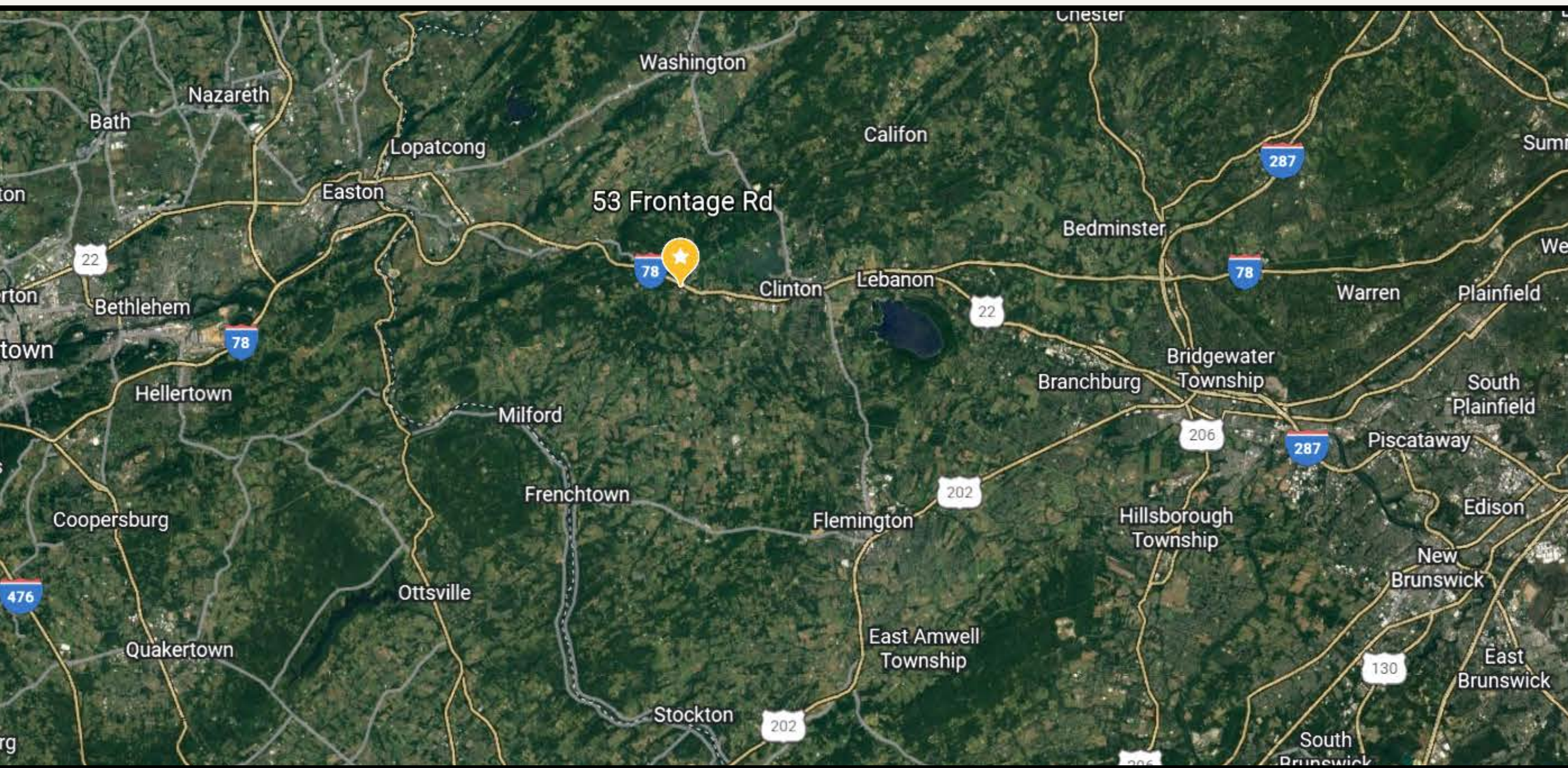
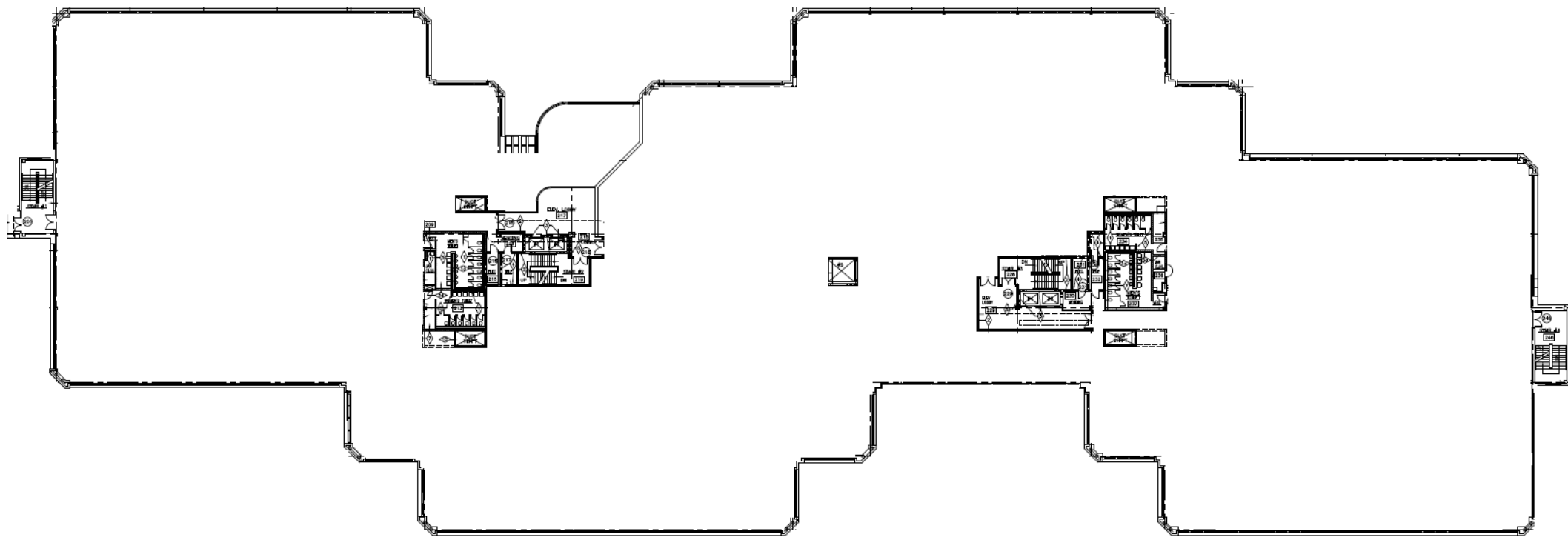
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TYPICAL FLOORPLAN

APPROX. 98,000 SQ. FT. PER FLOOR



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PERRYVILLE I

53 FRONTAGE ROAD I-78, EXITS 11 & 12

PROPERTY DESCRIPTION

RENTABLE AREA:

294,000 sq. ft. on 3 floors

YEAR BUILT:

1987 | 2023 Upcoming Renovations

TYPICAL FLOOR:

98,000 RSF - DIVISIBLE

PARKING:

4.04/1,000 sq. ft.
1,189 total spaces including
15 accessible

FINISHED CEILING HEIGHT:

9'

HVAC:

12 built up, multi zone rooftop package units. Hot water perimeter base board heat.

AMENITIES:

- Full service cafe with indoor/outdoor seating
- Fitness Center with lockers/showers
- Conference center
- On Site Building Management

UTILITIES:

Electric: Jersey Central Power & Light
Gas: Elizabethtown Gas Company
Water/Sewer: Hampton Township
Telecom: Verizon/Century Link/Comcast

ELECTRIC:

4,000 amp at 480/277 volts; 3-phase 4-wire service

ELEVATORS:

4 passenger elevators 3,000 lbs. capacity; 1 freight elevator 8,000 lbs. capacity

FIRE & LIFE SAFETY:

Fully sprinklered