



MOUNT OLIVE, NEW JERSEY

703 BARTLEY-CHESTER ROAD

5 MILES TO I-80 @ EXIT 27

FOR LEASE: 1,427,979 SF
(UNITS OF 859,355 SF & 568,624 SF)



IMMEDIATE OCCUPANCY

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY DESCRIPTION

BUILDING SPECIFICATIONS

Address	703 Bartley-Chester Road, Mount Olive, NJ
Lot Size	237 acres
Year Built / Expansion	1995 (568,624 SF addition in 2001)
Flood Zone	Site primarily within Zone C – outside out of special flood hazard area; small portion of site within 100-year flood plain Zone A3
Zoning	G-I – General Industrial Zone District

SQUARE FOOTAGE

Warehouse Footprint	1,257,275 SF
Office	49,330 SF
Mezzanine	121,374 SF
Total Square Footage	1,427,979 SF

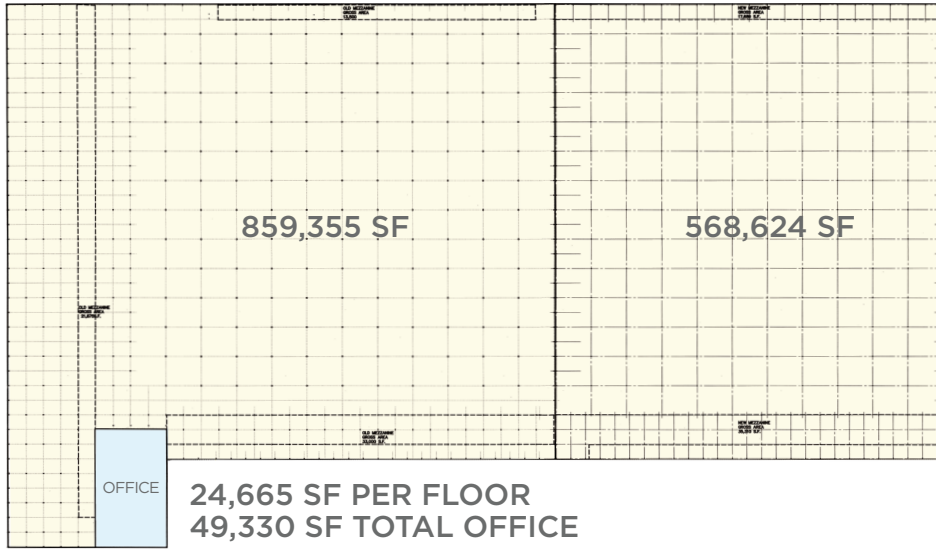
BUILDING DESCRIPTION

Foundation	Reinforced Concrete; mostly 7" thick
Structure	Concrete and sheet metal
HVAC	Gas air make-up units
Power	480V; amps to main distribution panel: 14,400 volts with step down to 4; pad mounted transformers – 2500A/3500A
Sprinklers	Euro in rack/Arm over in rack
Warehouse Lighting	T5 lighting
# of Restrooms	16
# of Dock-high Doors	192
# of Rail Receiving Doors	10
Column Spacing	60' x 50'
Clear Height	38' - 49'
Car Parking	401
Trailer Parking	512
Truck Court Depth	175' - 300'
Roof	Galvanized ribbed sectional roof
Building Dimensions	1625' x 800' (approx.)

UTILITIES

Electricity	Jersey Central Power & Light
Gas	UGI Utilities
Water	Township of Mount Olive
Sewer	Township of Mount Olive

SITE PLAN



WAREHOUSE RACKING



LOCATION MAP & TRANSPORTATION



TRANSPORTATION & TRUCKING ROUTES

INTERSTATE 80 (5 miles from the Property) is the second longest interstate highway in the United States after I-90. It connects downtown San Francisco with the George Washington Bridge in New York City. In New Jersey, I-80 provides access to the consumer markets in Morris, Essex, Passaic, and Bergen Counties and links to I-287, Route 46, the Garden State Parkway and the NJ Turnpike/I-95. It also connects with I-280, offering an alternate route to the Garden State Parkway, NJ Turnpike and Port Newark/Elizabeth.

INTERSTATE 287 (13 miles from the Property) is a toll-free road and the only loop road encompassing the entire New York City Metro area that also provides access to Northern and Central New Jersey, Rockland, Orange, and Westchester Counties, in addition to all five boroughs of New York City.

INTERSTATE 78 (14 miles from the Property) is a limited access, toll free highway running 144 miles from Interstate 81 northeast of Harrisburg, PA through Allentown, PA and western and northern New Jersey, to the Holland Tunnel and Lower Manhattan, serving as a major link between the NY/NJ ports.

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