

# 315 ROYCEFIELD ROAD

HILLSBOROUGH, NEW JERSEY | **FOR LEASE**

±1,800-21,000 SF | AVAILABLE IMMEDIATELY | DIVISIBLE



**BRAND NEW  
CONSTRUCTION**



**CLOSE PROXIMITY TO ROUTE 206,  
ROUTE 202 AND I-287**

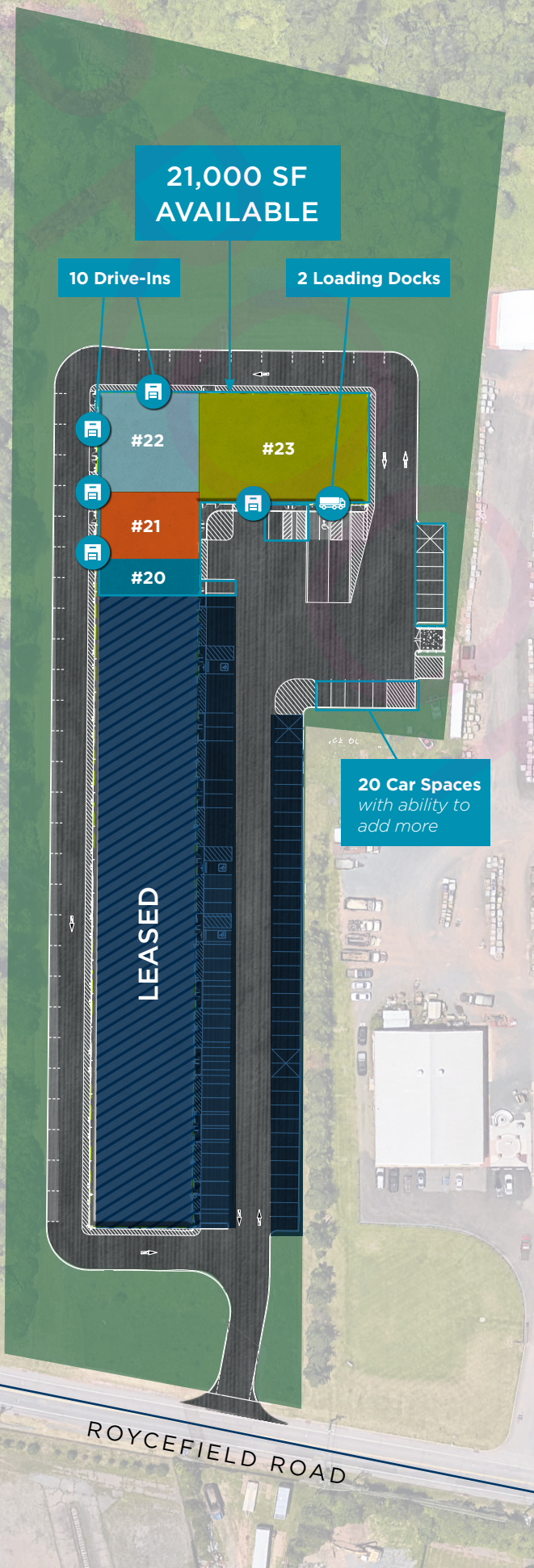


## Available Units:

#20	±1,800 SF
#21	±3,600 SF
#22	±5,600 SF
#23	±9,100 SF

# BUILDING SPECIFICATIONS

<b>Building Size</b>	<b>21,000 SF</b> Divisible to ±1,800 SF
<b>Office Size</b>	To Suit
<b>Acreage</b>	5.96 Acres
<b>Loading Docks</b>	2 Docks 30,000 lb edge of dock levelers
<b>Drive-In Doors</b>	10 Drive-Ins 2 can be converted to loading docks
<b>Car Parking</b>	20 Spaces with ability to add more
<b>Clear Height</b>	24'
<b>Sprinkler</b>	ESFR
<b>Lighting</b>	LED



# EXCELLENT HIGHWAY CONNECTIVITY

A premier Hillsborough location that is close proximity to Route 206. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 206	1 mi
Route 202	3 mi
I-287	7 mi
NJ Turnpike	20 mi
GW Bridge	23 mi
Newark Airport	34 mi
Port Newark/Elizabeth	36 mi





**35 Minutes**  
to Newark Airport



**40 Minutes**  
to Port of Newark



**1 Hour**  
to Midtown NYC

# CONTACT US

FOR MORE INFORMATION

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