

# INDUSTRIAL SPACE FOR LEASE

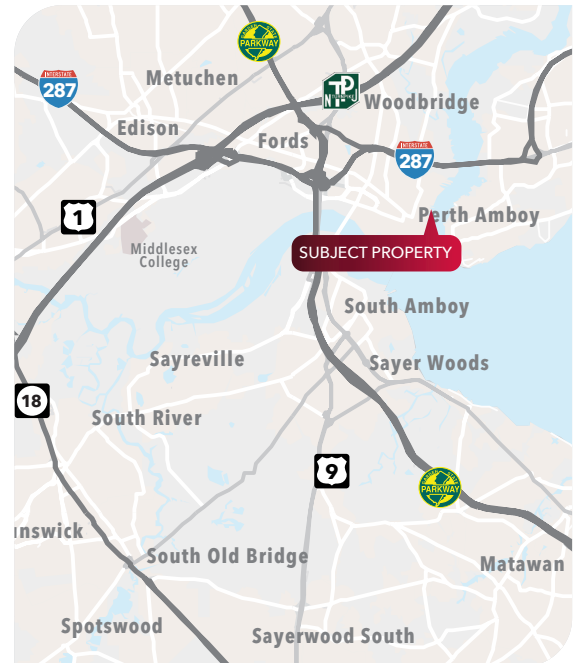
## 1 BUCKINGHAM AVENUE

PERTH AMBOY, NJ 08861



## PROPERTY OVERVIEW

<b>TOTAL BUILDING SF:</b>	±407,700 SF
<b>AVAILABLE SF:</b>	Main Level - ±233,000 SF (Divisible to 100,000 SF)
<b>ASKING RATE:</b>	\$12 per SF NNN
<b>LOADING:</b>	34 Loading Docks, 1 Drive-In Door
<b>COLUMN SPACING:</b>	25' x 25'
<b>SPRINKLER:</b>	Wet
<b>CEILING HEIGHT:</b>	19' 5" to deck, clear height varies
<b>OTHER FEATURES:</b>	Solar
<b>LOCATION:</b>	• Nearby NJ Turnpike, I-287, 440, 9, and 35



### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

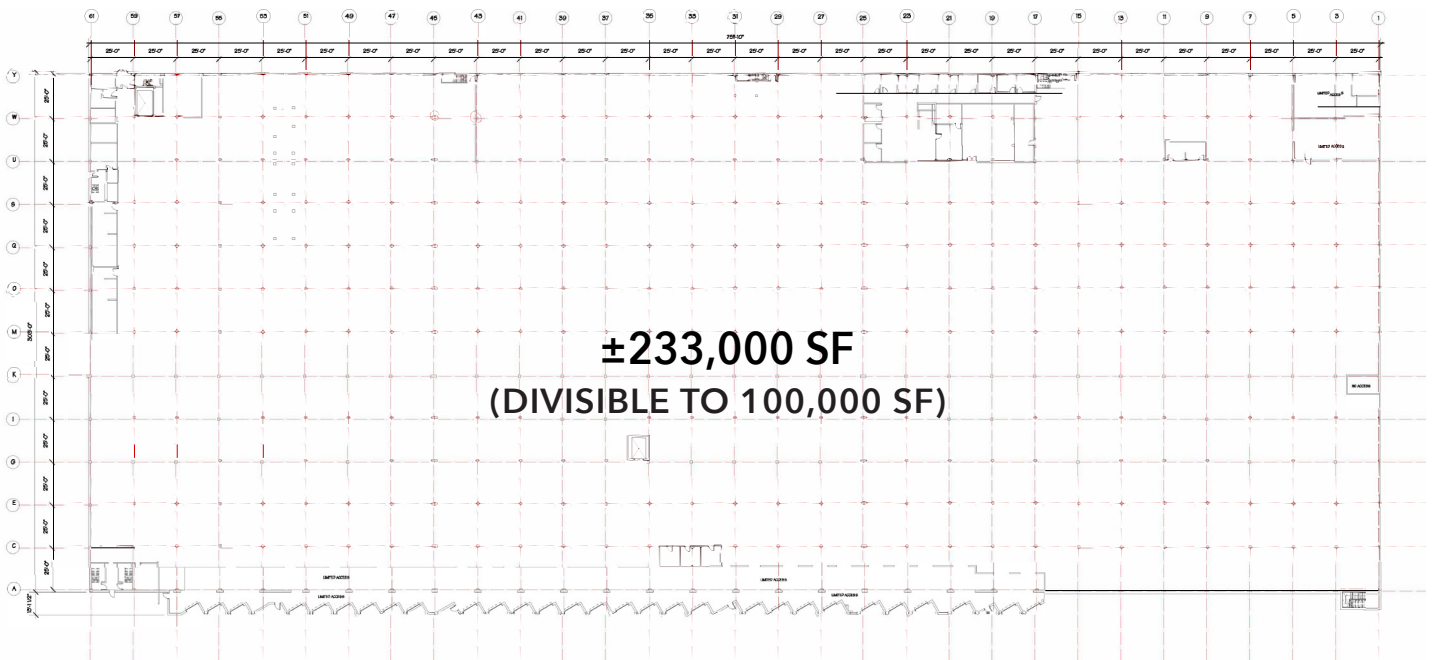
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**FLOOR PLAN**



**MAIN LEVEL**

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