

1879 Route 46 | Roxbury | NJ

Now available for SALE or LEASE



# Available for sale or lease

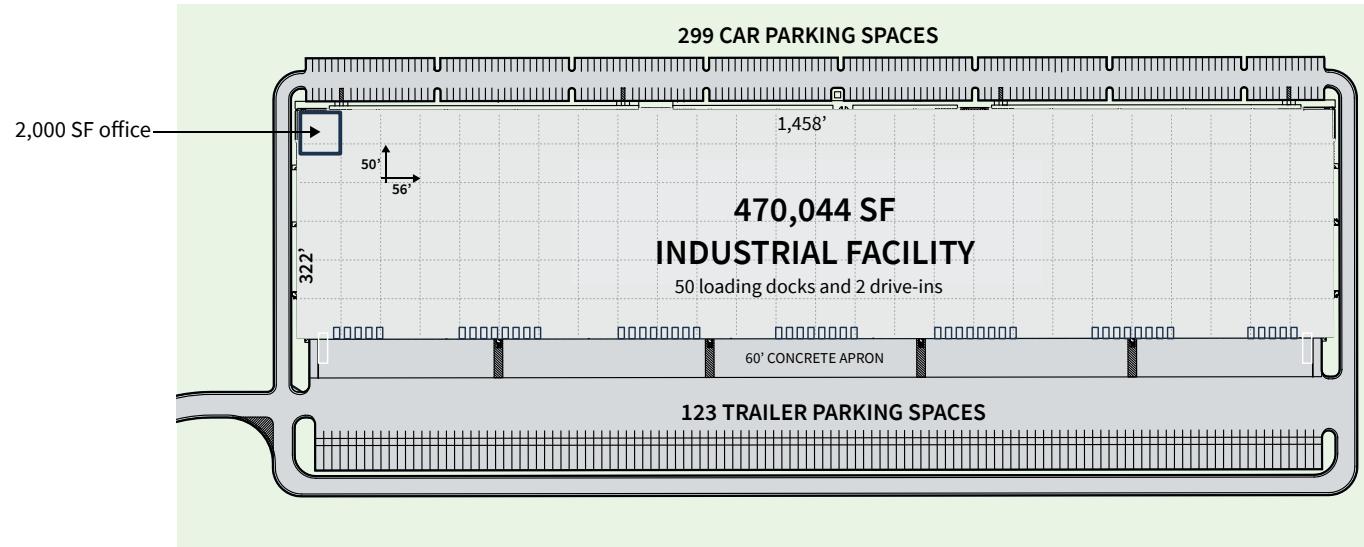
**+/- 470,044 SF Industrial Facility - Divisible  
New Construction Immediately Available**

# Building Specifications

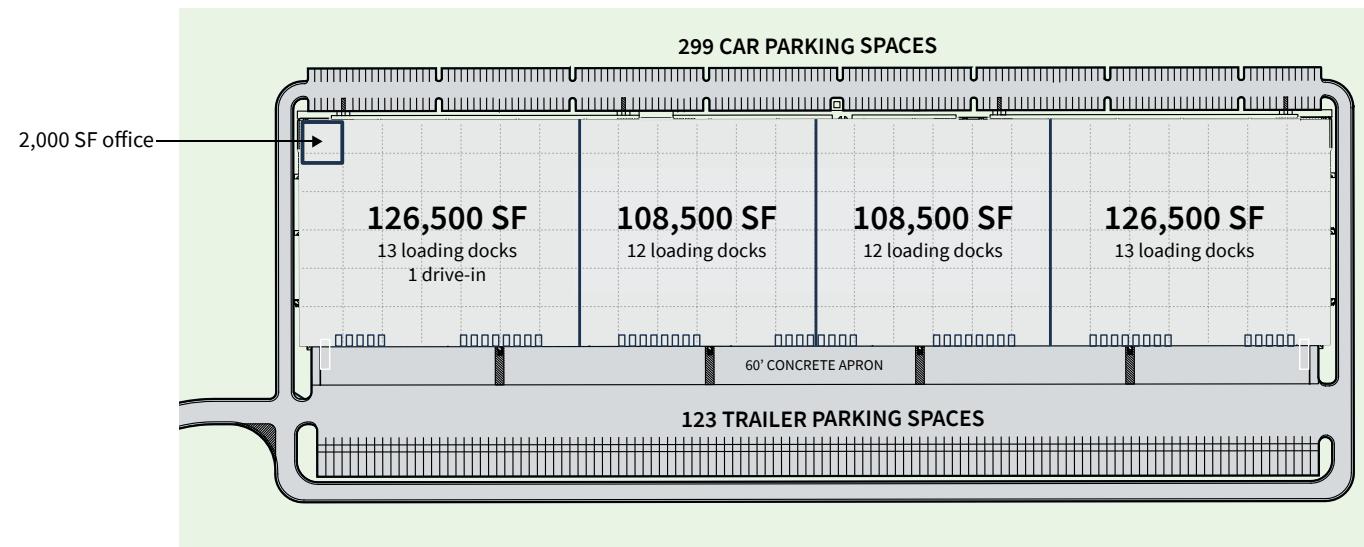
BUILDING SIZE	470,044 SF Total Building   DIVISIBLE 108,500 SF - 470,044 SF
OFFICES	To suit
CEILING HEIGHT	40' clear at first column line
COLUMN SPACING	56' x 50" D (standard) with 70' speed bay
LOADING DOCKS	50 - 9' x 10' dock doors (insulated door, 50,000 use springs, vision panel) 35,000 lb mechanical dock leveler with bumpers
DRIVE-IN DOORS	2 – 12' x 14' drive-in doors with electric motor operators (insulated)
TRAILER PARKING	123 trailer stalls
CAR PARKING	299 car spaces
SPRINKLERS	ESFR sprinkler system with fire pump to meet NFPA
POWER	3,000 amps at 480 volt service – 3 phase 4 wire service to center of the building
LIGHTING	Speed bay lighting to 25 FC – LEDs with motion sensors - other bays will have 1 light per bay
FLOORING	7" concrete floor finished to FF50 FL35, 60' concrete apron at the loading docks
HEATING	To heat warehouse with make-up air to 50 degrees at exterior for ASHRAE design
ROOF	60 mil fully adhered TPO roof - exterior roof drains except at the office entrances
WALLS	Pre-cast concrete wall panels with 'sandwich' insulation. Can accommodate air conditioning
DELIVERY	Available immediately
ADDITIONAL IMPROVEMENTS	<ul style="list-style-type: none"> <li>Underside of deck painted white - Inside of precast walls painted white</li> <li>Clearstory windows for natural light in the warehouse</li> <li>4 'entrance' areas on the front (office) side of the building for maximum flexibility</li> <li>Building insulation to meet building code exterior roof drains except at the office entrances</li> <li>Underground plumbing along the entire 'office' wall with laterals along both side walls to the loading dock wall and a 3rd lateral at the mid-point of the building to the loading dock wall</li> <li>Building will have electric, natural gas, water, and sewer service. Communication available but by others.</li> </ul>



# Site Plan



## Flexible Demise Concepts



# Labor Density

5 MILES 

**3.90%**

2024 Unemployment Rate (U.S. = 3.9%)

**3,523**

2024 Warehousing Labor Force

**\$21.56**

Median Hourly Earnings (U.S. Med. = \$19.52)

10 MILES 

**4.50%**

2024 Unemployment Rate (U.S. = 3.9%)

**9,306**

2024 Warehousing Labor Force

**\$21.55**

Median Hourly Earnings (U.S. Med. = \$19.52)

15 MILES 

**4.60%**

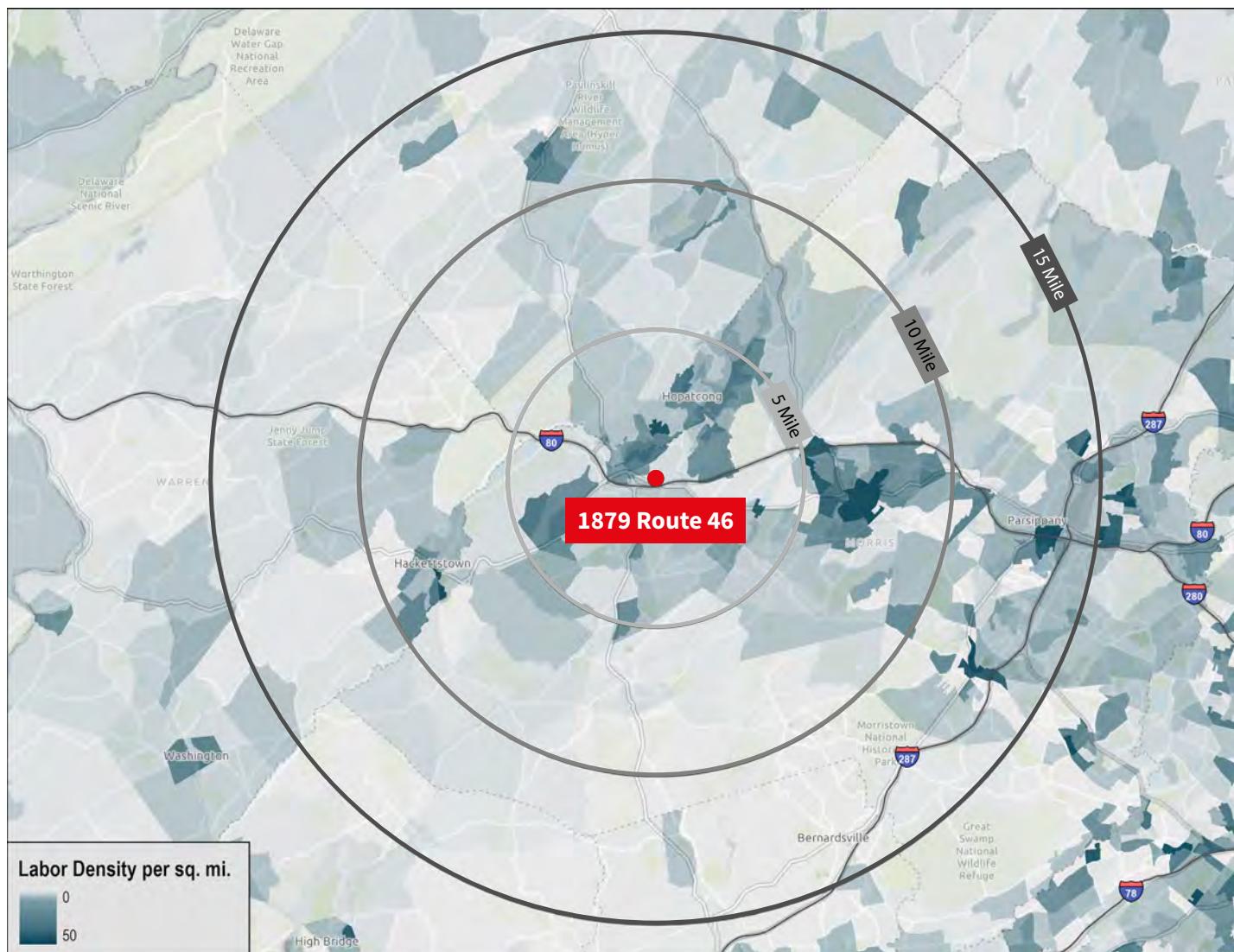
2024 Unemployment Rate (U.S. = 3.9%)

**17,925**

2024 Warehousing Labor Force

**\$21.24**

Median Hourly Earnings (U.S. Med. = \$19.52)



# Median Household Income

5 MILES 

**85,023**

2024 Total Population

**\$113,152**

2024 Median Household Income

**\$93,377**

2024 Median Disposable Income

10 MILES 

**267,711**

2024 Total Population

**\$122,871**

2024 Median Household Income

**\$101,768**

2024 Median Disposable Income

15 MILES 

**480,230**

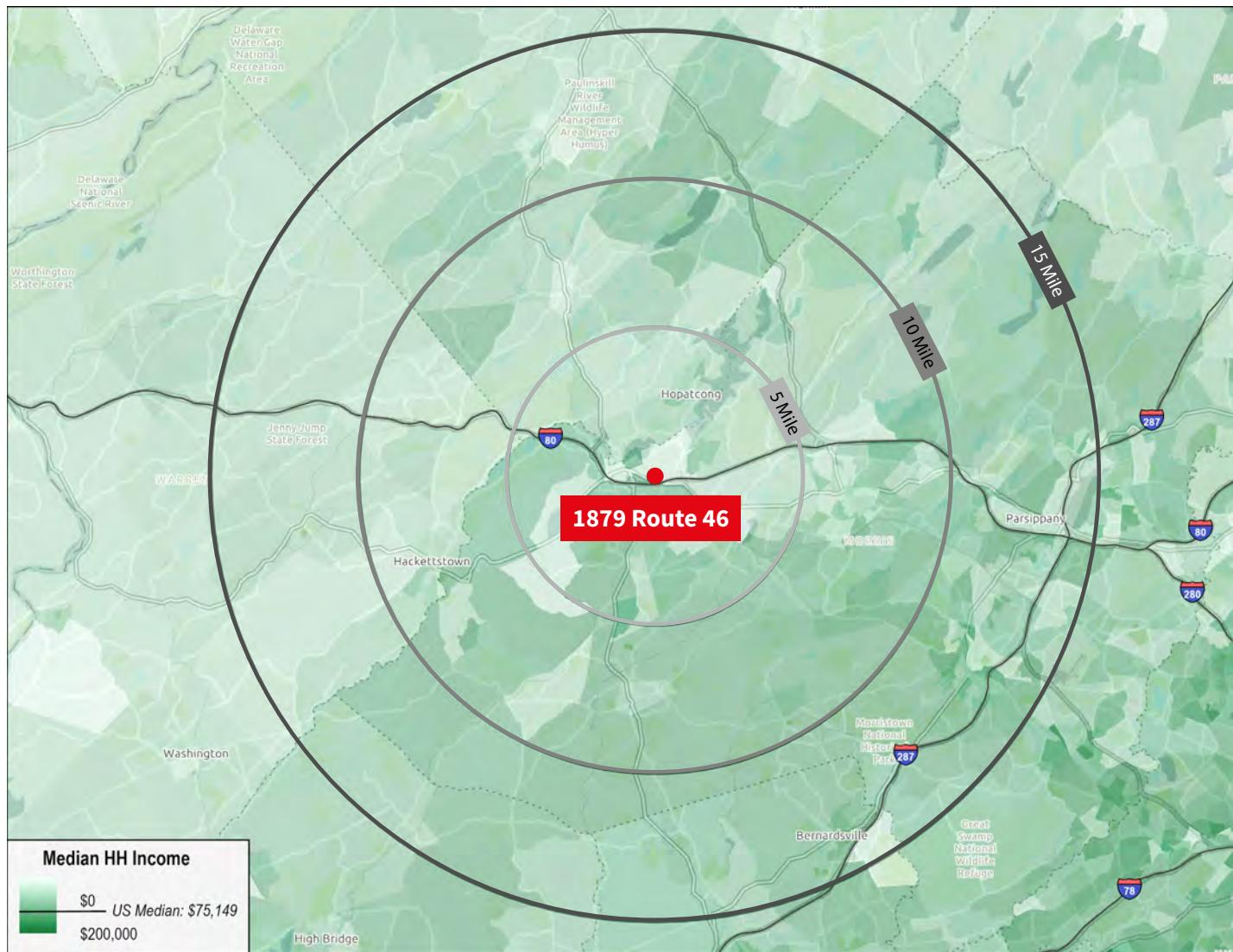
2024 Total Population

**\$130,449**

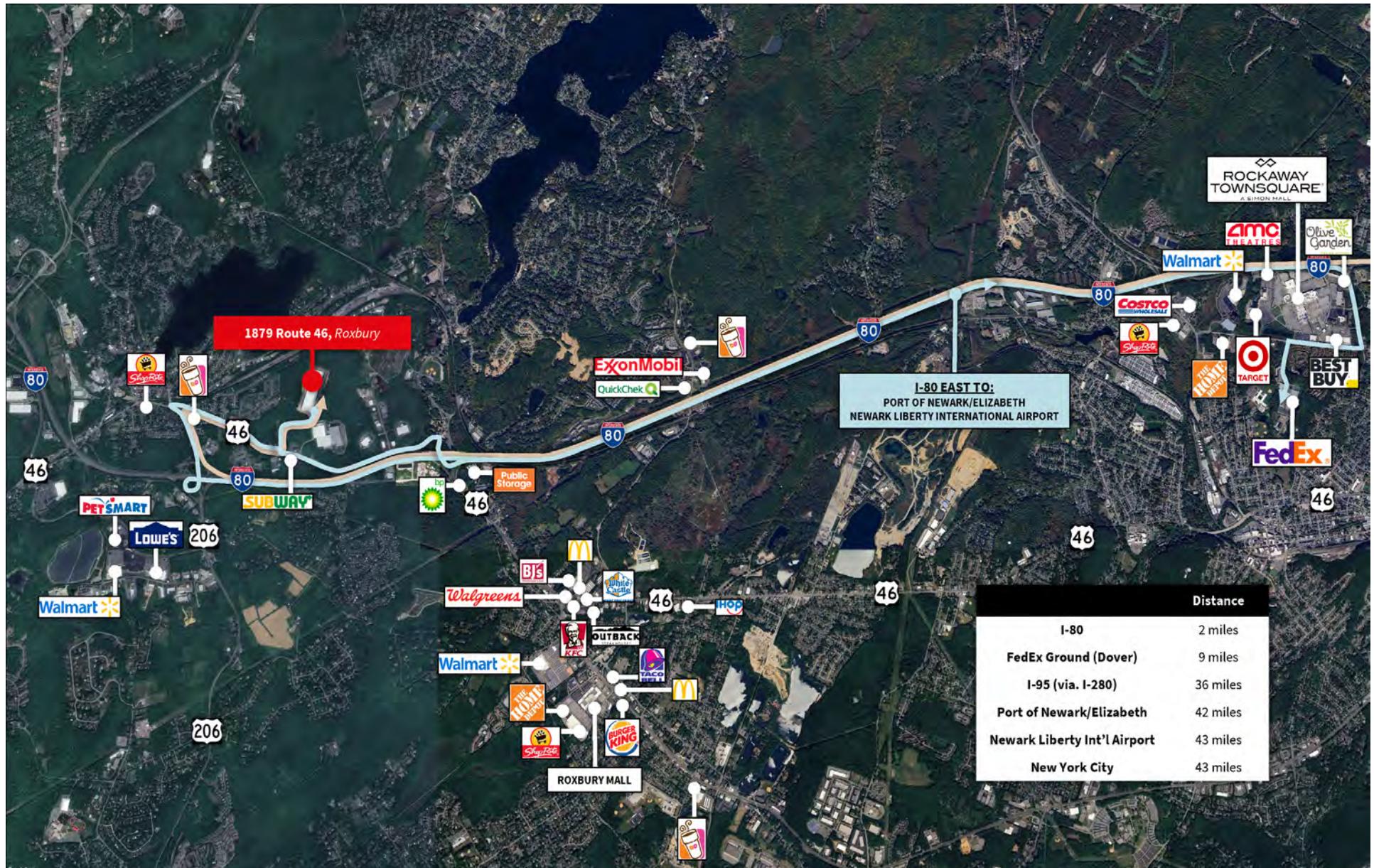
2024 Median Household Income

**\$105,379**

2024 Median Disposable Income



# Location



# Local Access

**0.3 miles** to Route 80

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**2.2 miles** to Route 10

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**24.5 miles** to Route 280

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**26.3 miles** to Route 78

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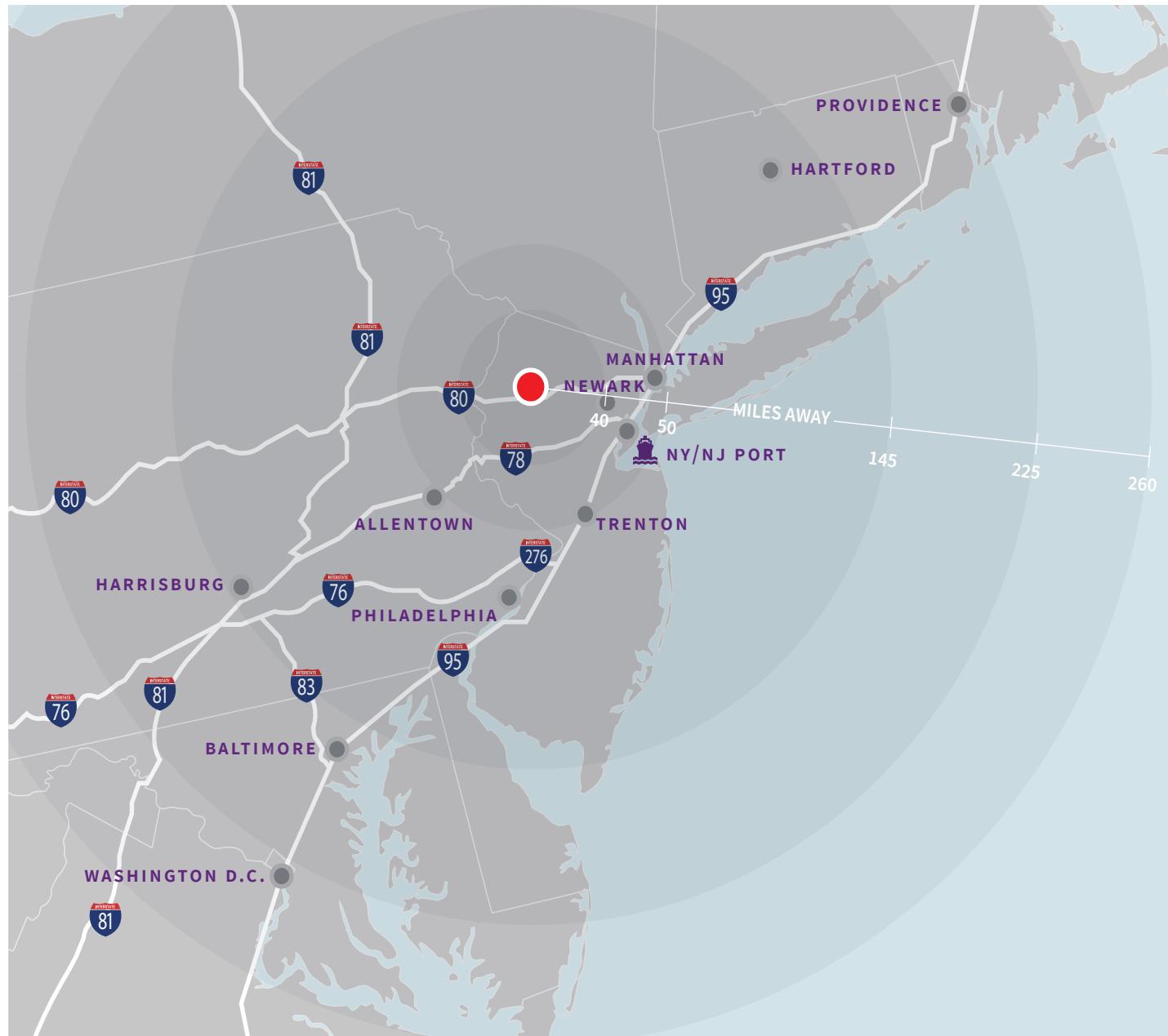
**40.6 miles** to I-95

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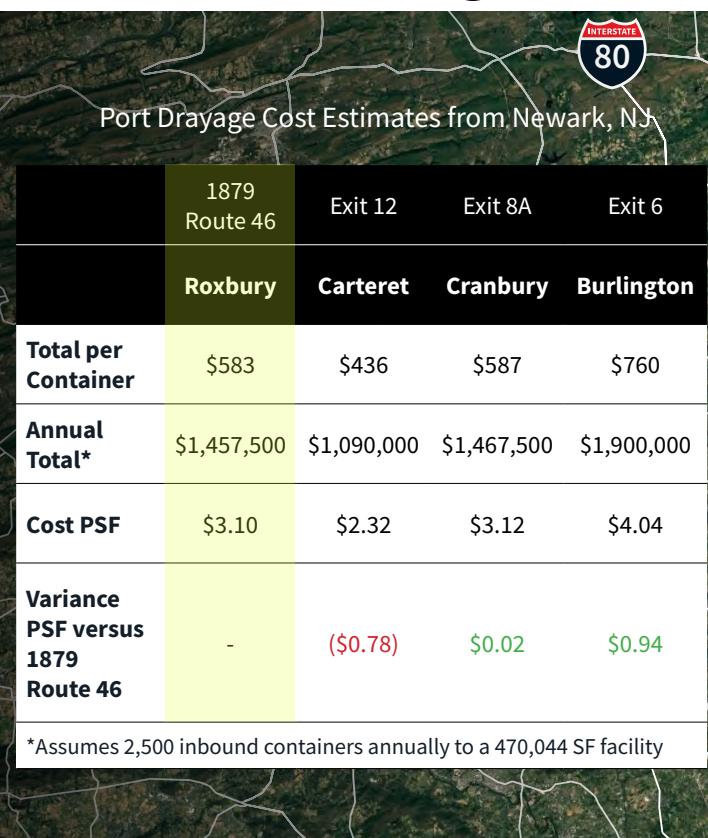
**45.4 miles** to EWR Airport

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**49.6 miles** to NY / NJ Port



# Inbound Drayage Analysis



## Less Expensive per Container than Exit A and Burlington

- Per inbound container, 1879 Route 46 offers savings of \$4 and \$177 versus Exit 8A and Burlington, respectively.
- This can result in annual savings of \$10,000 and \$442,500 versus those submarkets.