

# FOR SALE OR LEASE

**Building 1 - 36,000 SF & Building 2 - 36,000 SF**



*Not Actual Building*

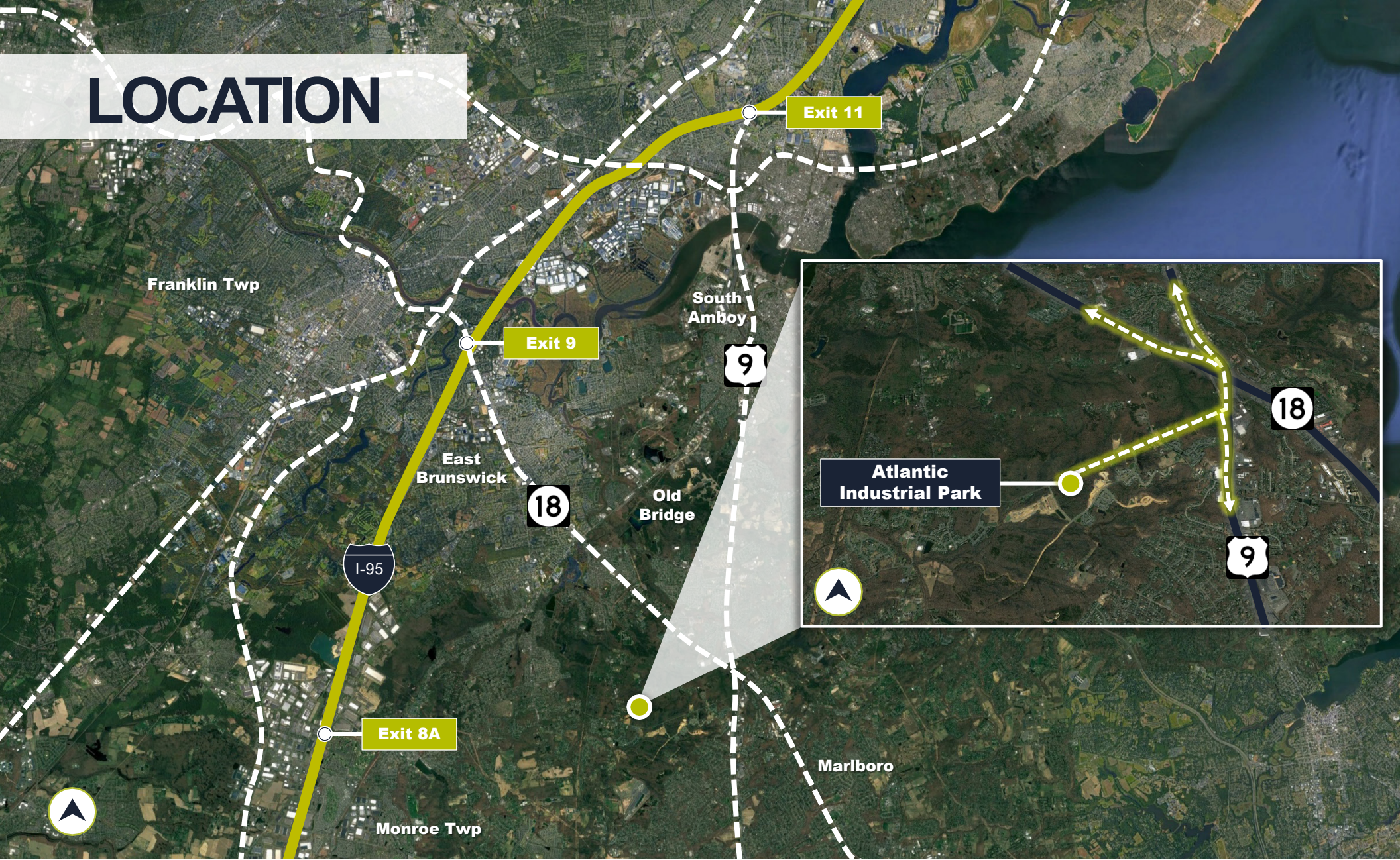
## ATLANTIC INDUSTRIAL PARK

**428 TEXAS ROAD, OLD BRIDGE, NJ**

*CLOSE PROXIMITY TO MAJOR HWYS*



# LOCATION



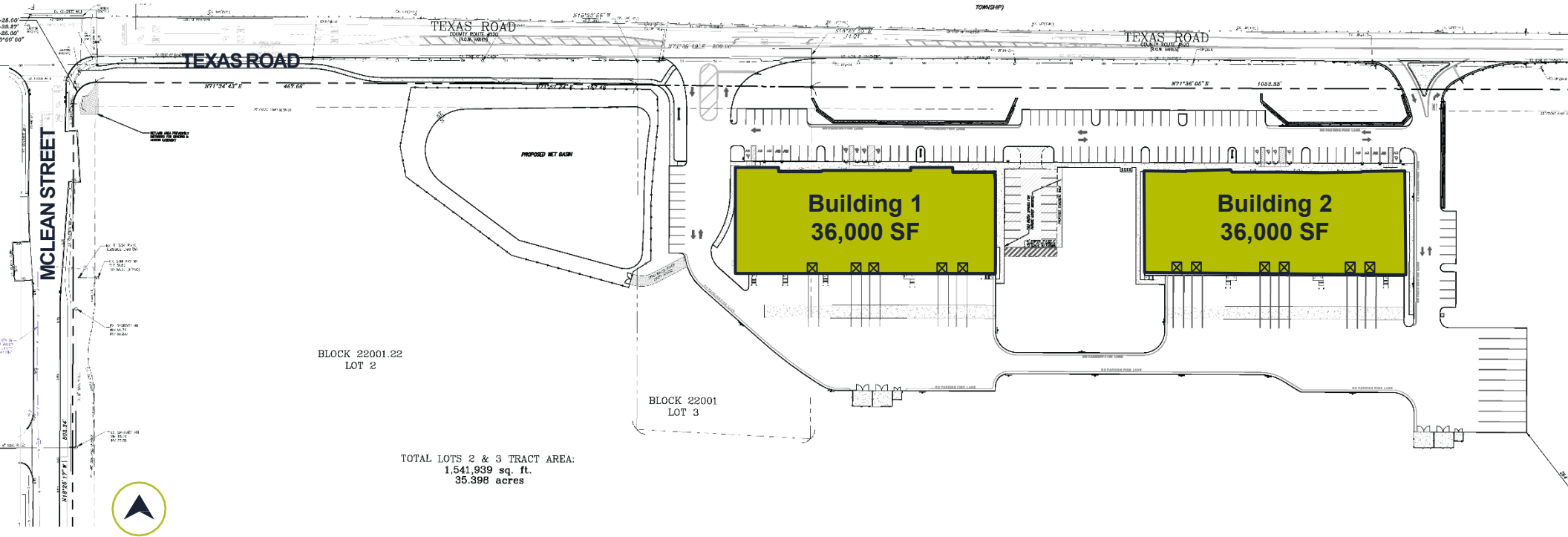
**2 MILES**  
TO ROUTE 18

**2 MILES**  
TO ROUTE 9

**11 MILES**  
TO NJ TPKE EXIT 9

**14 MILES**  
TO NJ TPKE EXIT 11

# SITE PLAN & SPECIFICATIONS



**Building Size:** 36,000 SF (Building 1)  
36,000 SF (Building 2)

**Car Parking Spaces:** 45 Spaces (Building 1)  
72 Spaces (Building 2)

**Office Area:** To Suit

**Trailer Parking Spaces:** 10 Trailer Spaces

**Clear Height:** 32'

**Building Dimensions:** 300' x 120'

**Loading:** 5 Docks (Building 1)  
6 Docks (Building 2)

**Taxes:** TBD

# CONTACT INFORMATION

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