



STOUTS LANE BUSINESS PARK

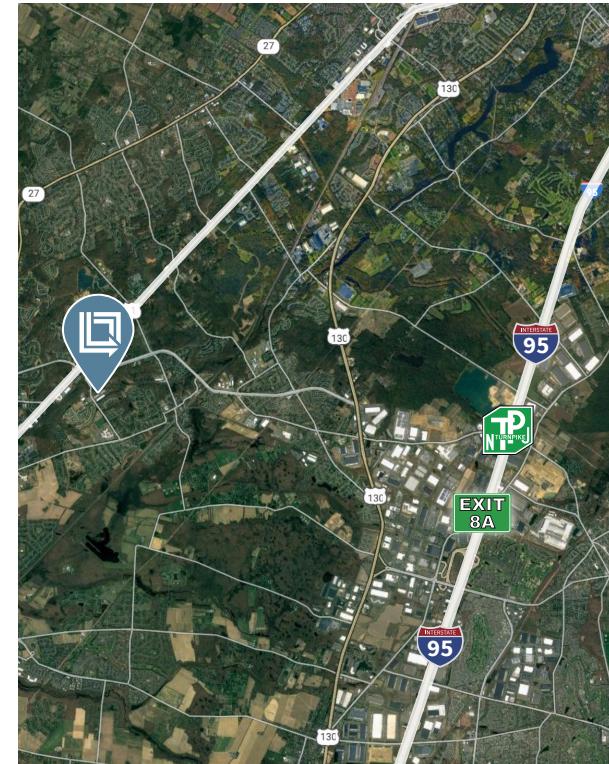
49 STOUTS LANE, MONMOUTH JUNCTION, NJ 08852

NEW JERSEY TURNPIKE

EXIT 8A

LESS THAN 8 MILES

49 Stouts Lane



SPECIFICATIONS:

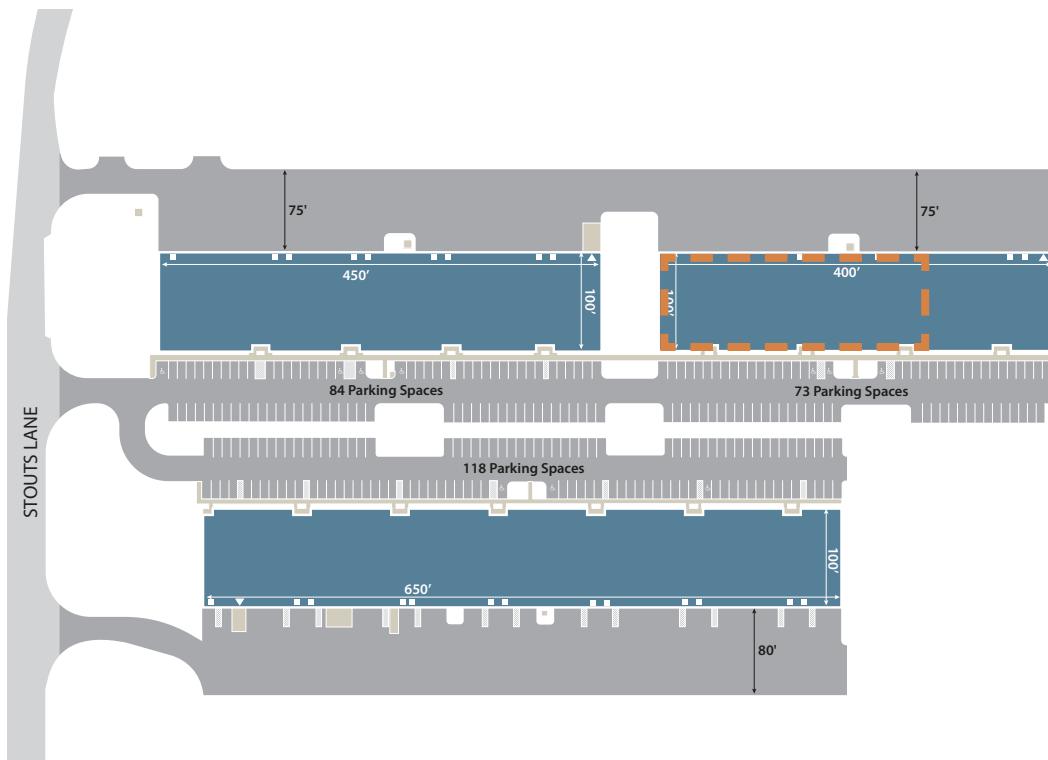
49 STOUTS LANE: UNITS 3 & 4

RENTABLE BUILDING AREA	40,092 SF
YEAR BUILT	2008
AVAILABLE SPACE	30,000 SF
OFFICE SF	5,800 SF
WAREHOUSE SF	24,200 SF
CLEAR HEIGHT	18'
COLUMN SPACING	25' X 25'
LOADING DOCK DOORS	6
DRIVE-IN DOORS	-
FIRE PROTECTION	WET
TRUCK COURT DEPTH	75'

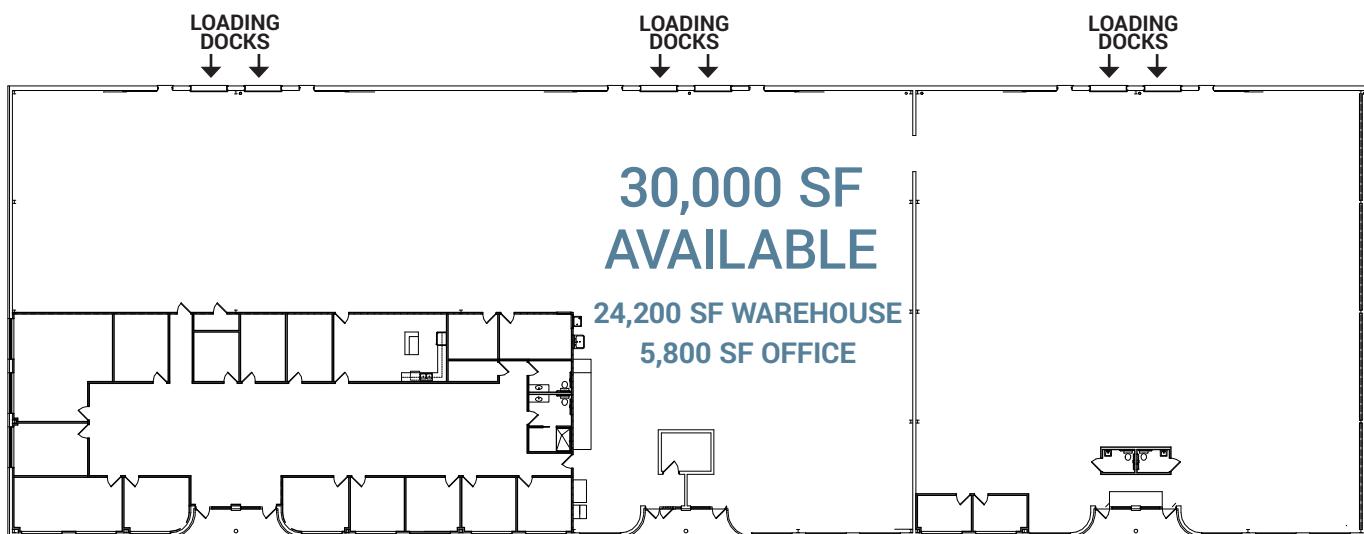
LOCATION:

US ROUTE 1	1 Mile
PRINCETON	7 Miles
NJ TURNPIKE EXIT 8A	8 Miles
I-295 EXIT 67	10 Miles
NEWARK LIBERTY INTL AIRPORT	34 Miles
PORT OF NEWARK/ELIZABETH	38 Miles
NEW YORK CITY	46 Miles
PHILADELPHIA	49 Miles
PHILADELPHIA INTL AIRPORT	58 Miles

SITE PLAN:



FLOOR PLAN:



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LBALogistics

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