



AVAILABILITY DETAILS

Total Unit Size SF ±4,000 to ±44,000

Warehouse SF ±4,000 to ±44,000

Office To Suit

Ceiling Height ± 30' - 33'

Loading Docks 11

Drive-in Doors 1

Power 120/208V @ 200 Amps
3 Phase

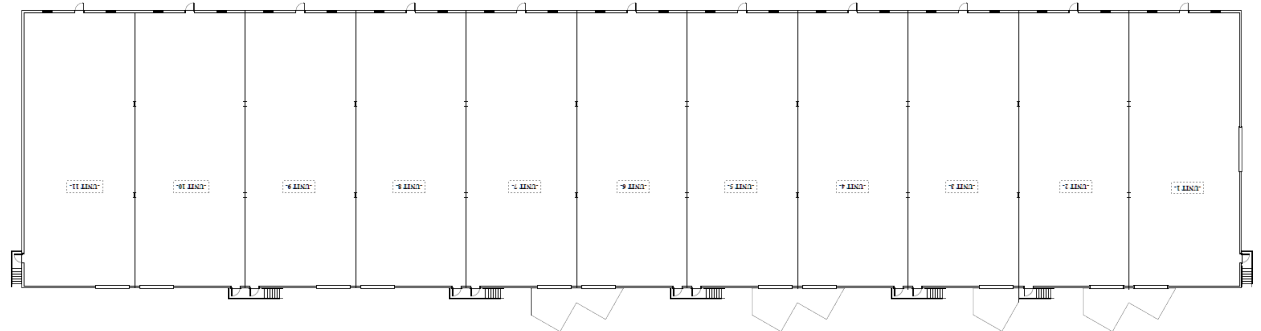
Car Parking 55 Spaces

AVAILABILITY SUMMARY

New 44,000 SF industrial building under construction, featuring 30' - 33' foot ceiling height, 11 Loading docks, 1 Drive-in door and office to suit. Anticipated completion date for occupancy is the summer of 2025.

The building can be divided into up to 11 units of 4,000 SF of 40'x 100' dimensions, all separately metered for utilities. 55 Car parking spaces service the site.

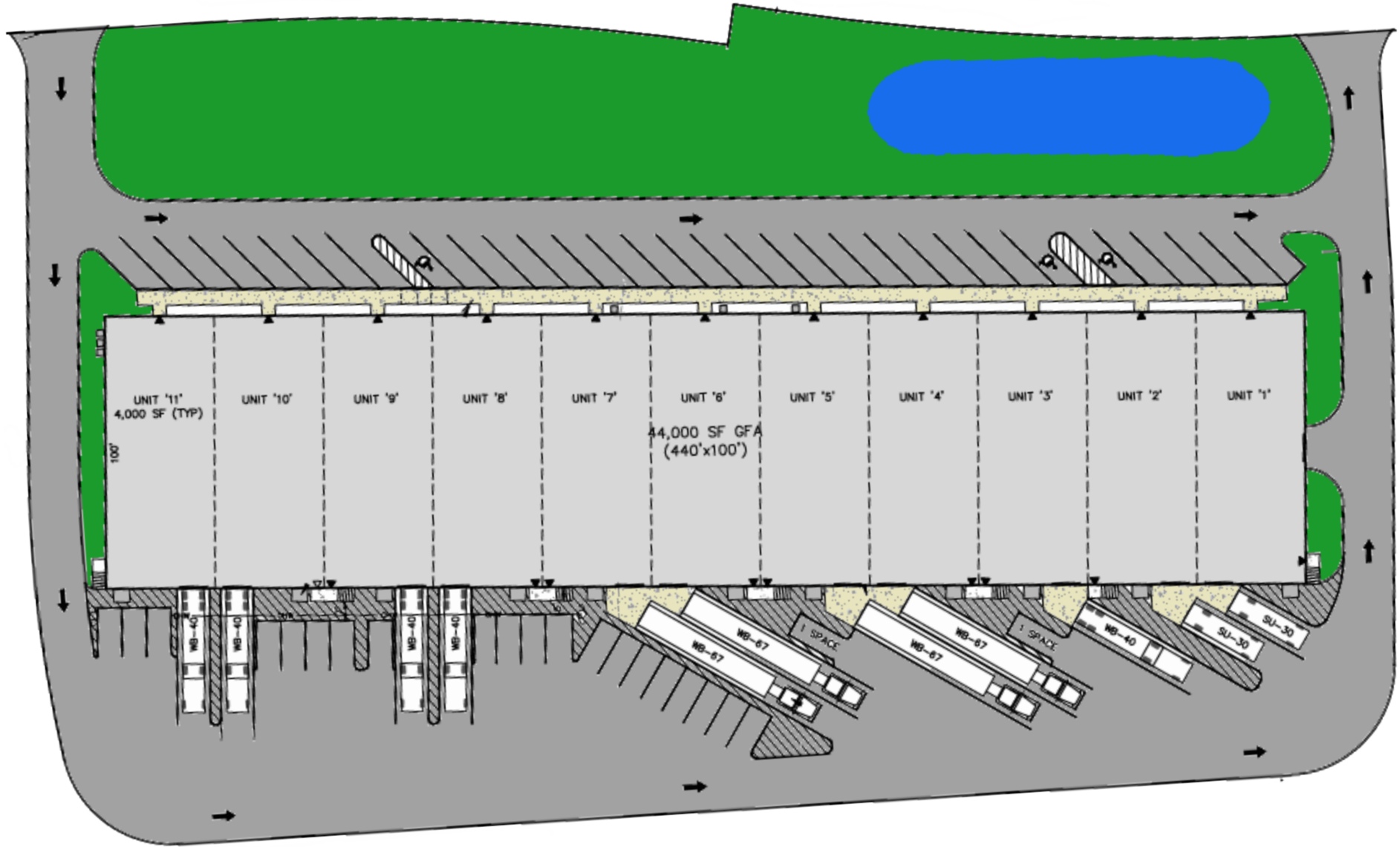
The location is in close proximity to Route 15 and an approximate 17-minute drive to Route 80.



2-4 Aaron Way

Sparta, NJ 07871

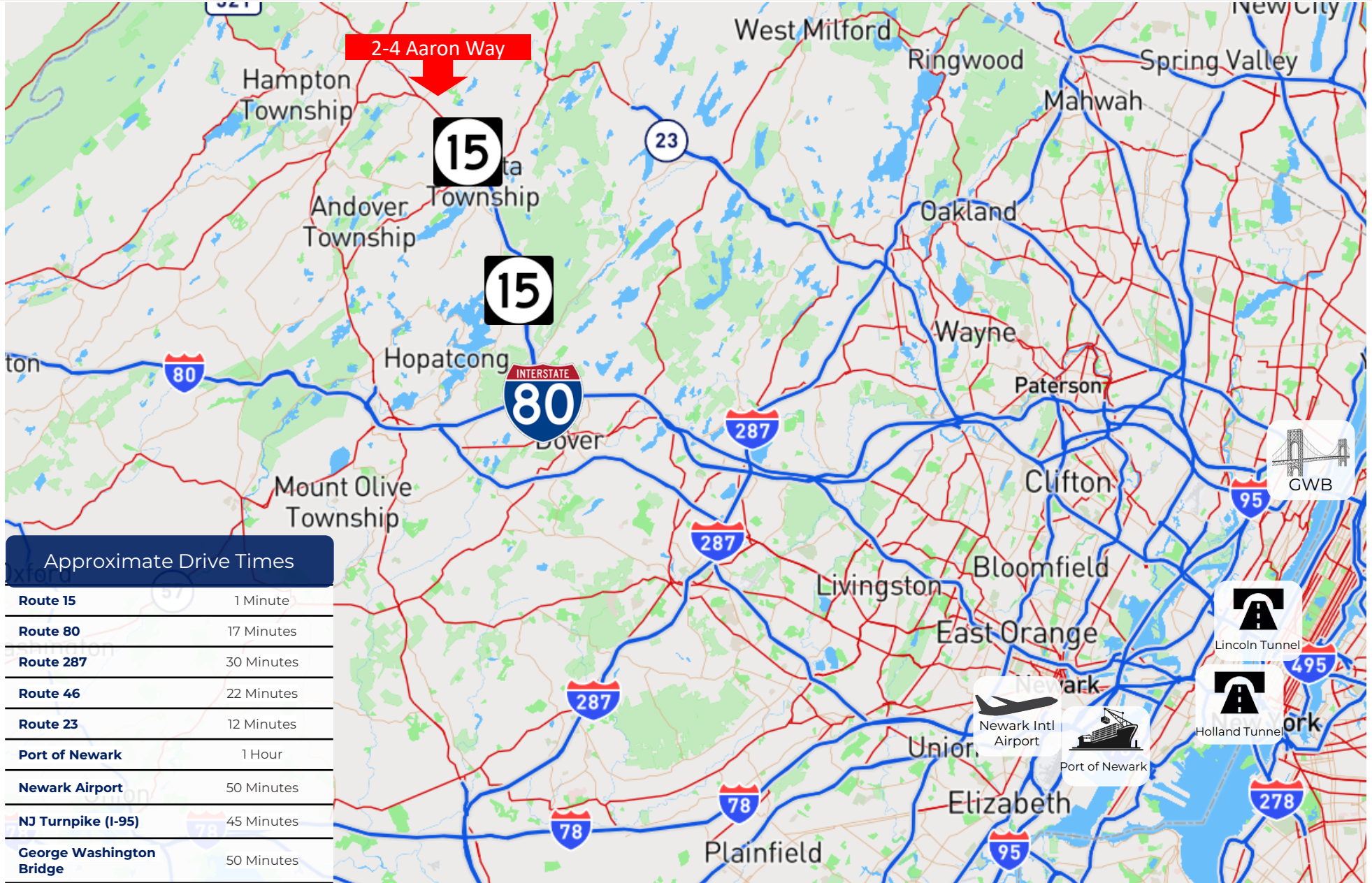
FOR LEASE
INDUSTRIAL | FLEX



2 - 4 Aaron Way

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Approximate Drive Times	
Route 15	1 Minute
Route 80	17 Minutes
Route 287	30 Minutes
Route 46	22 Minutes
Route 23	12 Minutes
Port of Newark	1 Hour
Newark Airport	50 Minutes
NJ Turnpike (I-95)	45 Minutes
George Washington Bridge	50 Minutes