

Delivering Q1 of 2025

## Spring Brook Commerce Center 128 Iron Mountain Road, Mine Hill, NJ

### A Superior Location.

Spring Brook Commerce Center is located in Northern NJ off Route 80 West at Exit 28, approximately 43 miles from both Midtown Manhattan, as well as the Port of Newark-Elizabeth. This site is well-located within the desired Morris County submarket while servicing the entire tri-state region. Upon completion, Spring Brook Commerce Center will include a LEED Certified 393,335 square foot Class-A distribution facility featuring 42' clear heights including 1 per 6,555 SF loading docks including ample car and trailer parking.

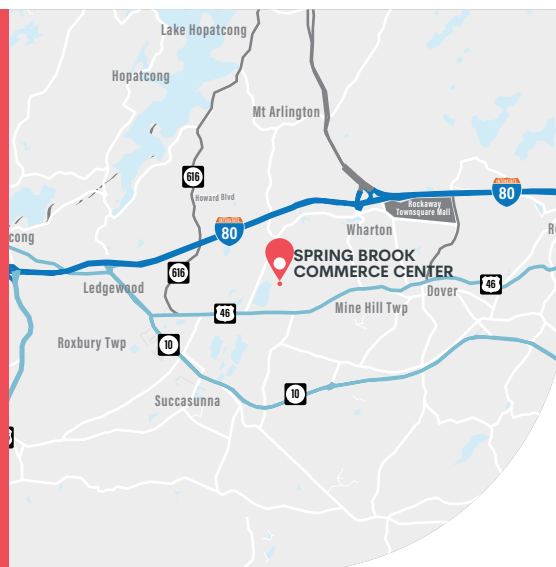
#### Within a 50 mile radius:

Population:  
18,721,903

Median Age:  
40

Number of Households:  
7,370,828

Average Household Income:  
\$88,642



### Specifications

**393,335 sq.ft.**  
TOTAL APPROVED BUILDING SIZE

**374,500 sq.ft.**  
TOTAL WAREHOUSE SIZE

**5,400 sq.ft.**  
DAY 1 OFFICE BUILDOUT  
ADDITIONAL MEZZ. OFFICE - 18,835 sq.ft.

**60**  
LOADING DOCKS

**2**  
DRIVE-IN RAMPS

**58' x 48'4" with  
60' Speed Bay**  
COLUMN SPACING

**ESFR**  
SPRINKLER SYSTEM

**42'**  
CEILING HEIGHT

**40 Trailer, 330 Car**  
PARKING



**SITE AREA**

In S.F. .... 1,568,160 sq. ft.

In Acres ..... 36 AC

**BUILDING AREA**

Warehouse ..... 374,500 sq. ft.

Office ..... 18,835 sq. ft.

TOTAL ..... 393,335 sq. ft.

**COVERAGE** ..... 23.9%

**PARKING**

Auto ..... 330 Car Parking

Trailer ..... 40 Trailer Parking

This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

**Specifications**

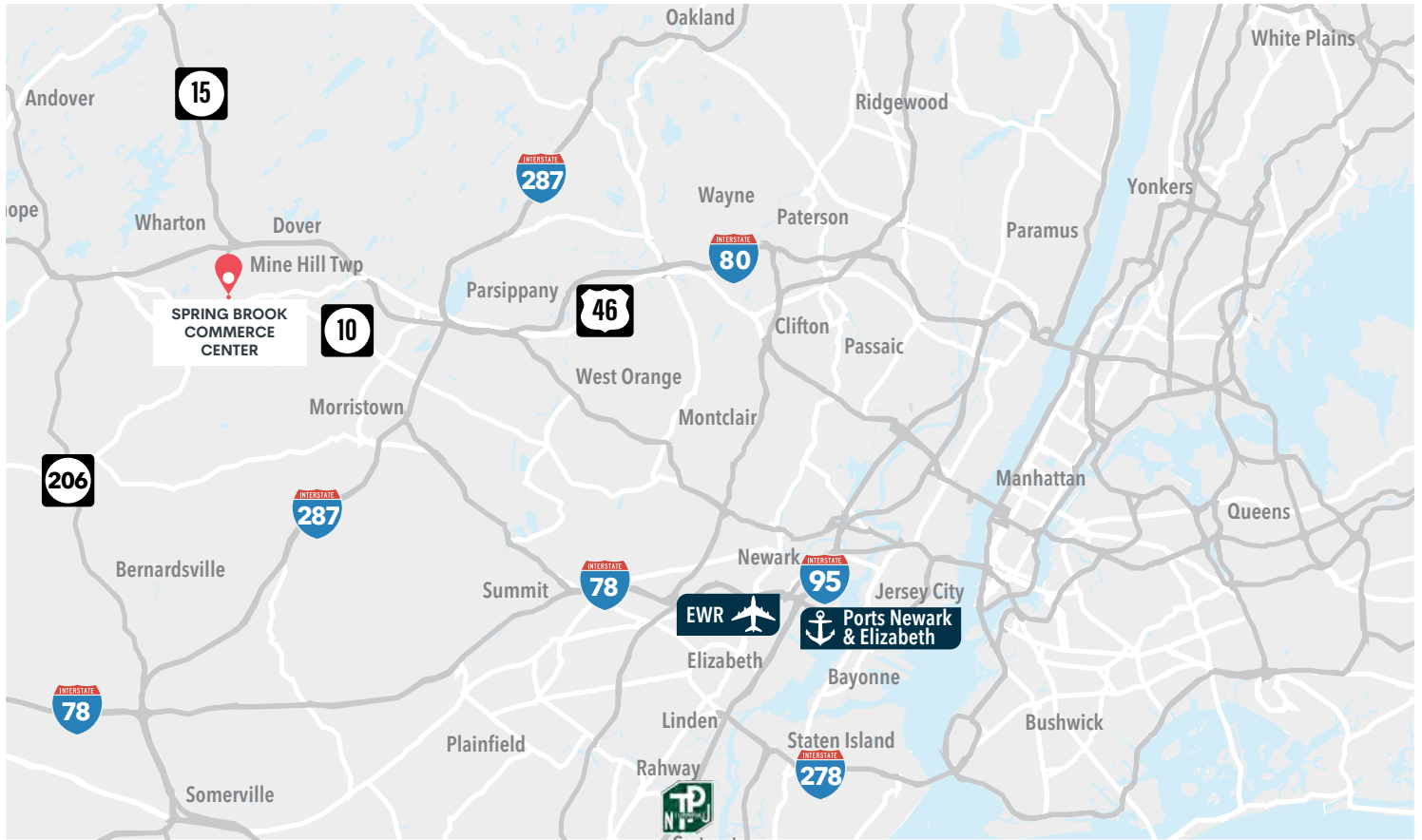
**25 FC at 42' AFF**  
LED LIGHTING

**8" Concrete**  
FLOOR SLAB THICKNESS

**60 Mil White TPO**  
ROOF

**(60) 9' x 10' Steel Vertical**  
**Lift Sectional Overhead**  
DOCK EQUIPMENT (DOORS)

**3,000 amp 3-phase**  
**277/480V**  
ELECTRICAL SERVICE



### Key Distances

Route 46	0.5 miles
Route 80	5 miles
Route 10	7 miles
Newark Liberty International Airport	37miles
Port Newark	40 miles
Manhattan	43 miles

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