

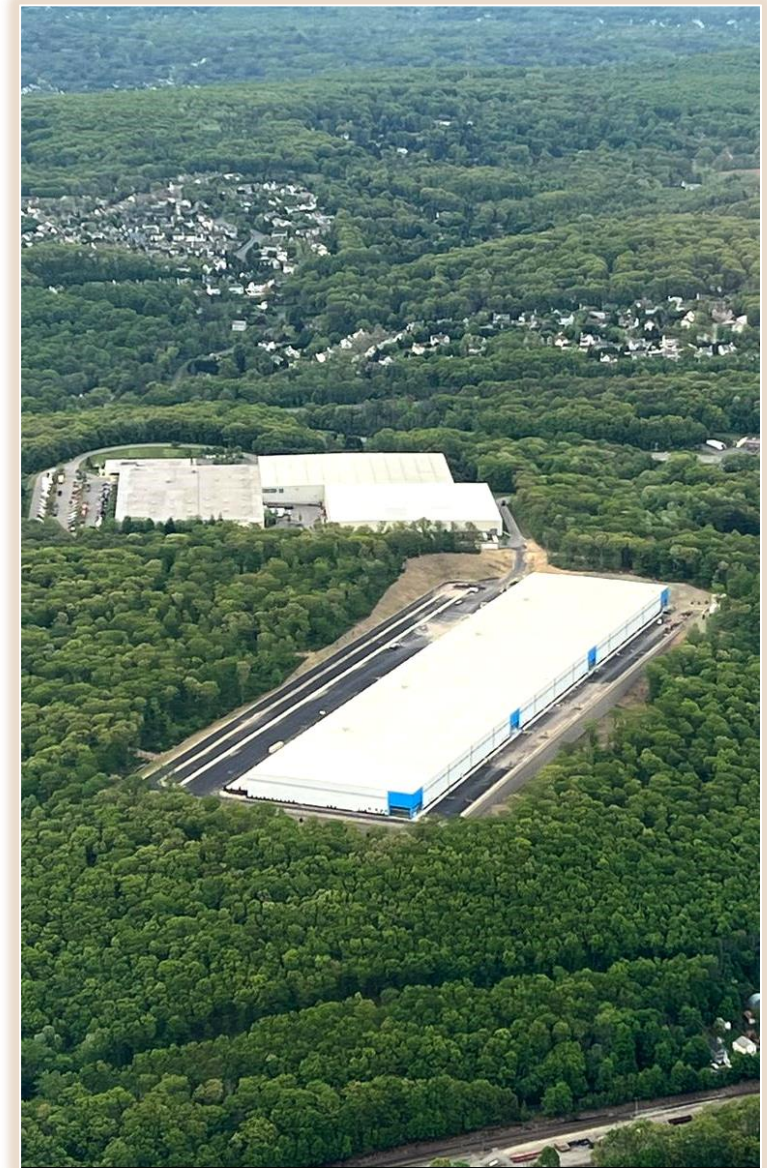
1879 Route 46 | Roxbury | NJ

Available for Lease

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

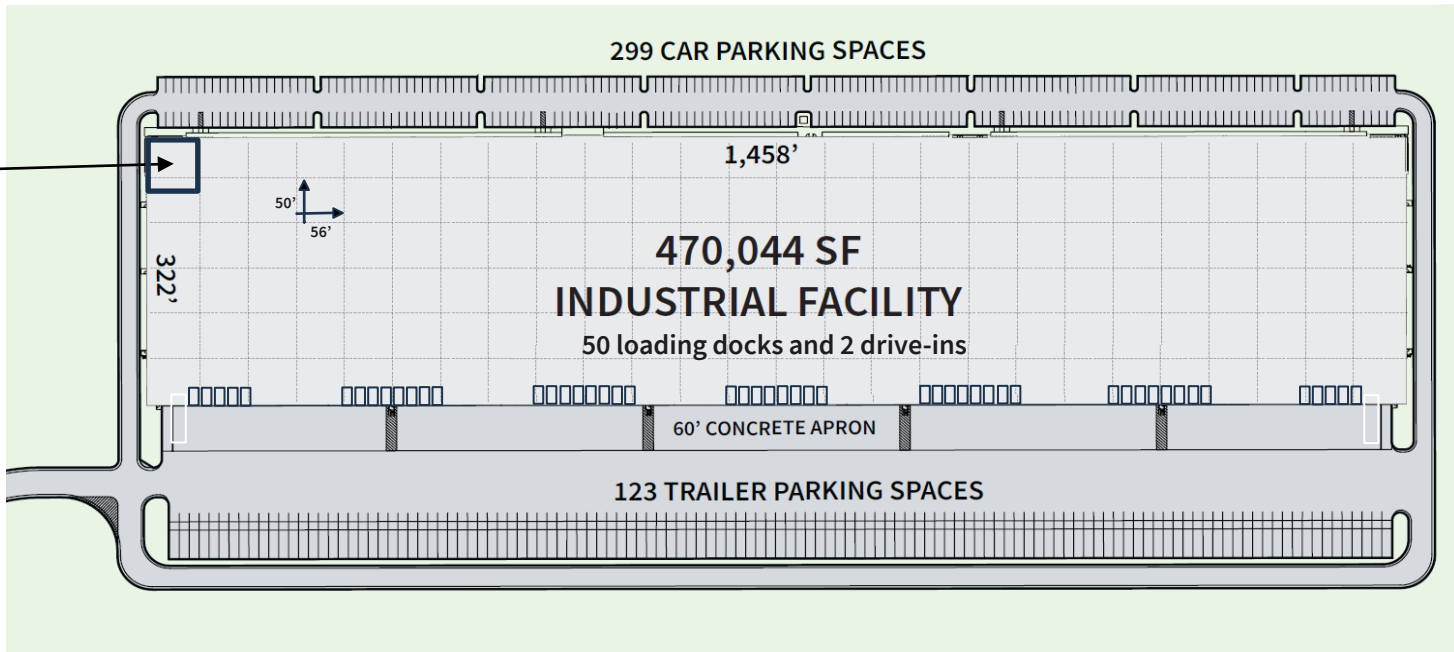
Building specifications

BUILDING SIZE	470,044 SF Total Building DIVISIBLE 100,000 SF - 470,044 SF
LAND SIZE	109 total acres
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">• Underside of deck painted white - Inside of precast walls painted white• Clearstory windows for natural light in the warehouse• 4 'entrance' areas on the front (office) side of the building for maximum flexibility Building insulation to meet building code exterior roof drains except at the office entrances.• 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.• Building will have electric, natural gas, water, and sewer service. Communication available but by others.



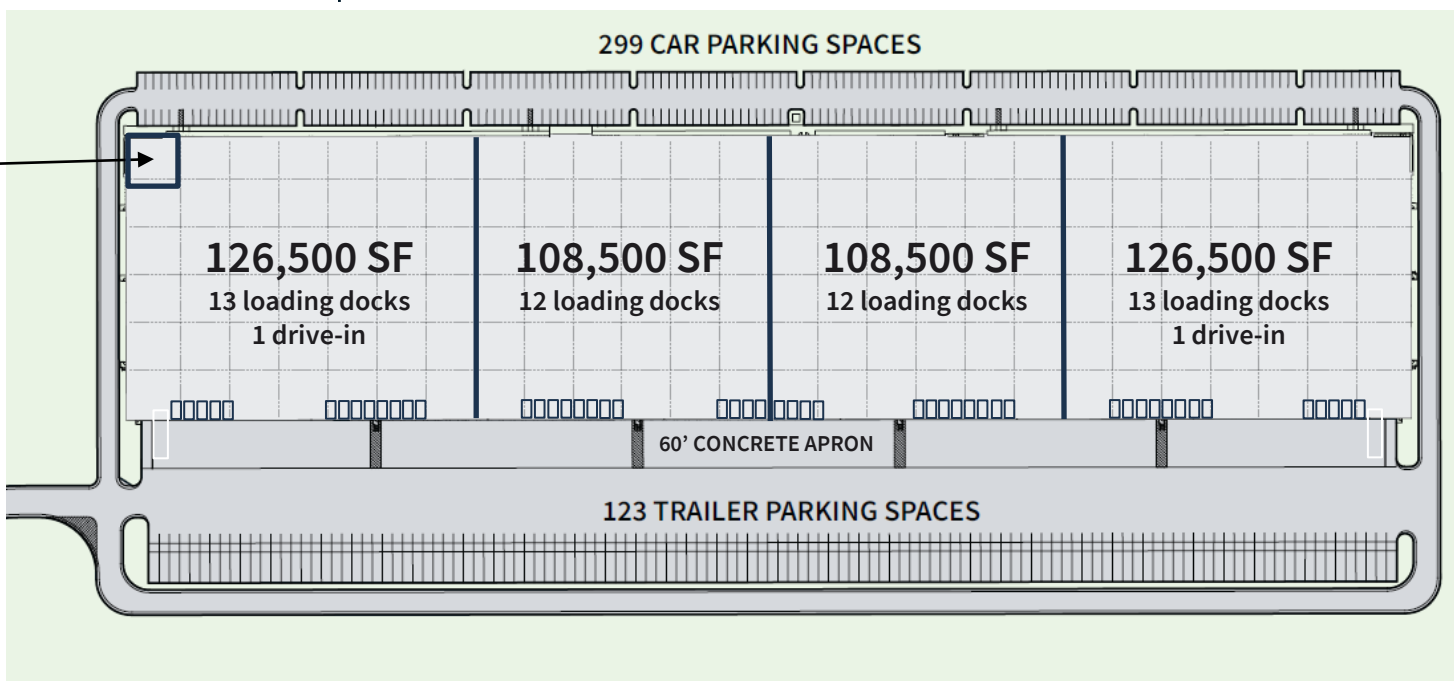
Site Plan

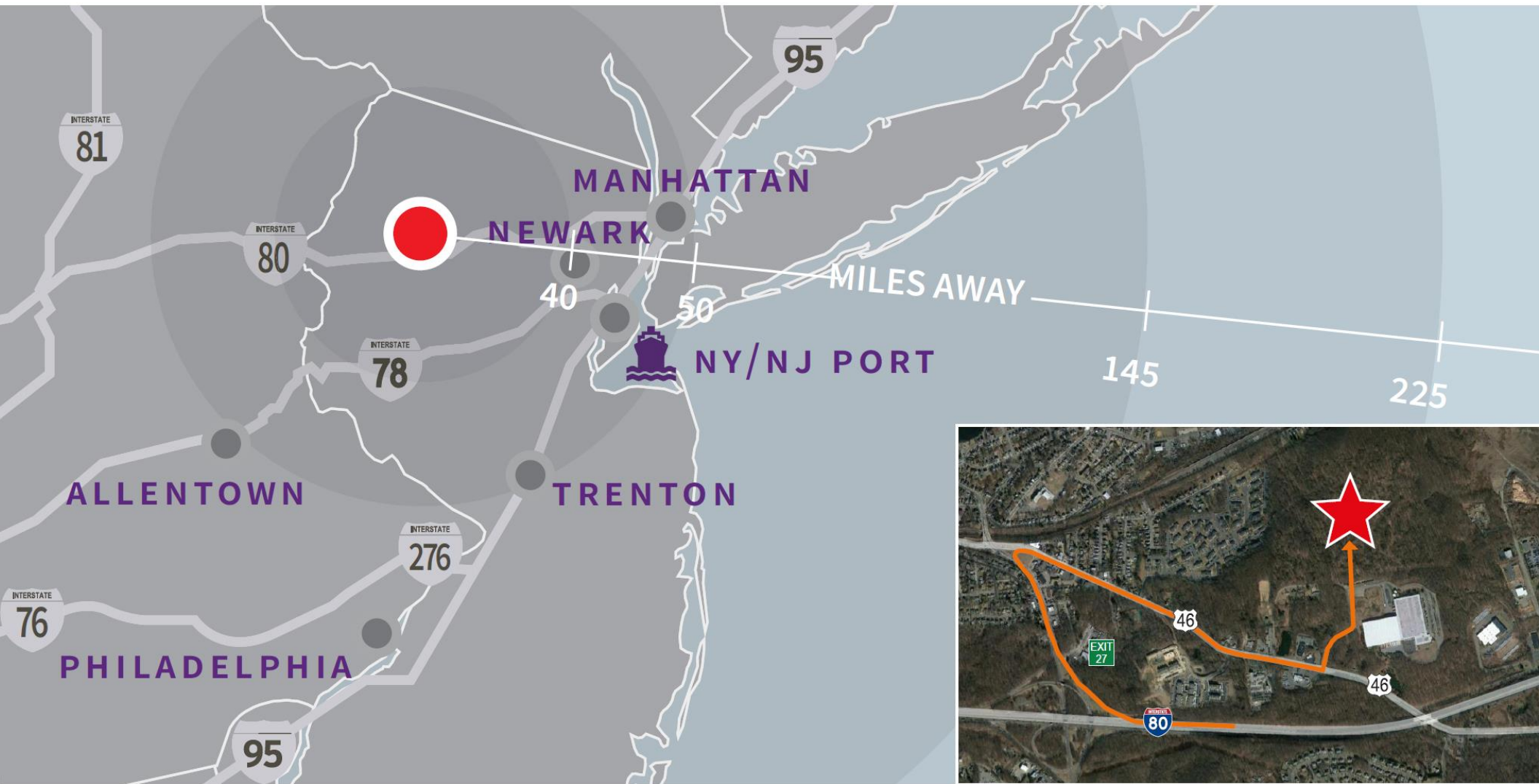
2,000 sf office



Flexible Demise Concepts

2,000 sf office





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