FOR SALE OR LEASE

JLL | Lincoln

www.861Sloan.com

861 SLOAN AVENUE
HAMILTON TOWNSHIP, NJ

138,851 SF
Divisible to 59,508 SF

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SPECIFICATIONS

TOTAL AVAILABLE: 138,851 SF (divisible to 59,508 SF)

AVAILABILITY: Immediate

OFFICES: 2,250 SF new spec office

CLEAR HEIGHT: 36'

LOADING: 13 loading docks with levelers - expandable to 18

COLUMN SPACING: 60'w x 52'd (wider than 90+% of competitors)

SPEED BAY: Massive **105'** deep speed bay (enhanced safety and productivity)

POWER: 1,200 amp, 277/480 volt, 3 phase, 4 wire

CAR PARKING: 120 spaces

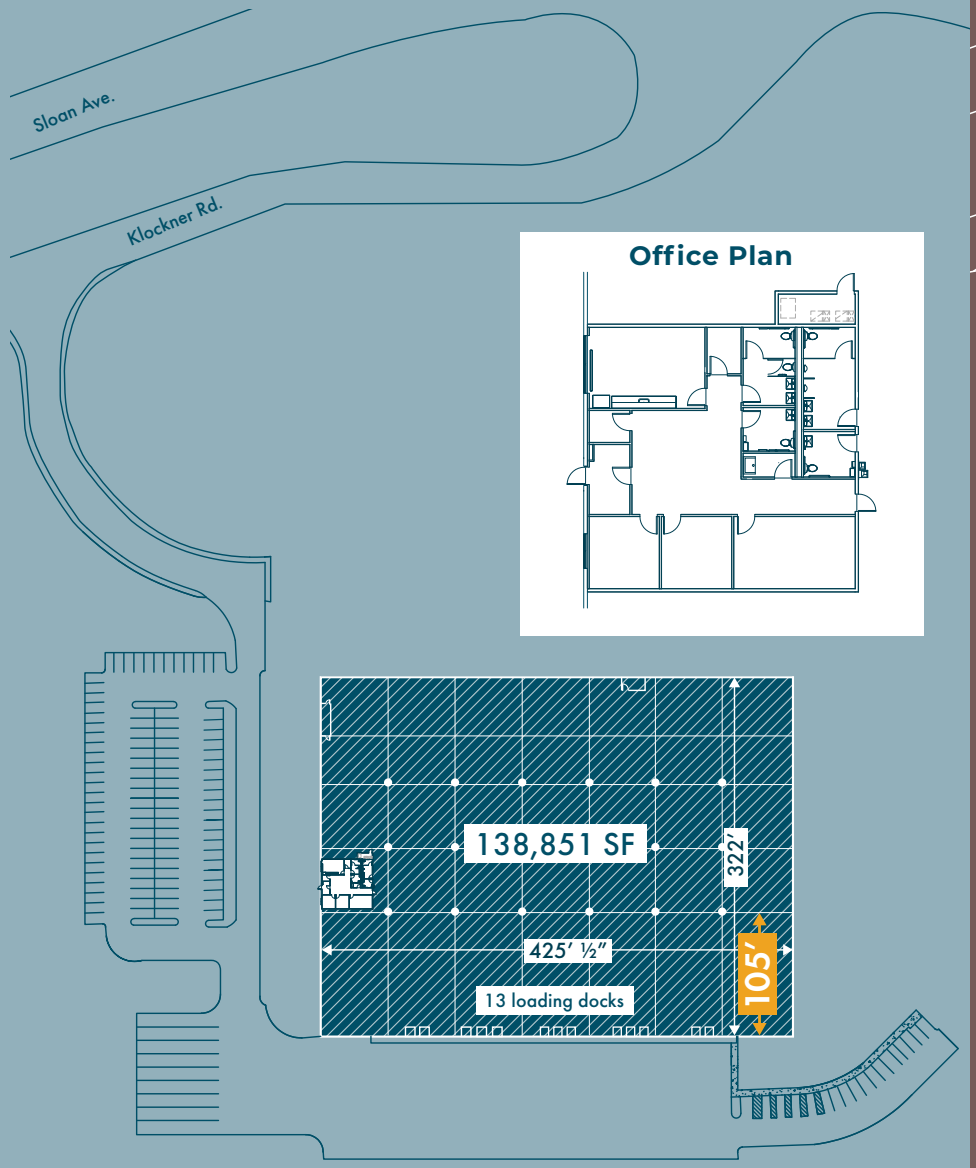
TRAILER PARKING: 9 stalls - additional room in truck court

RECENT PROPERTY UPGRADES

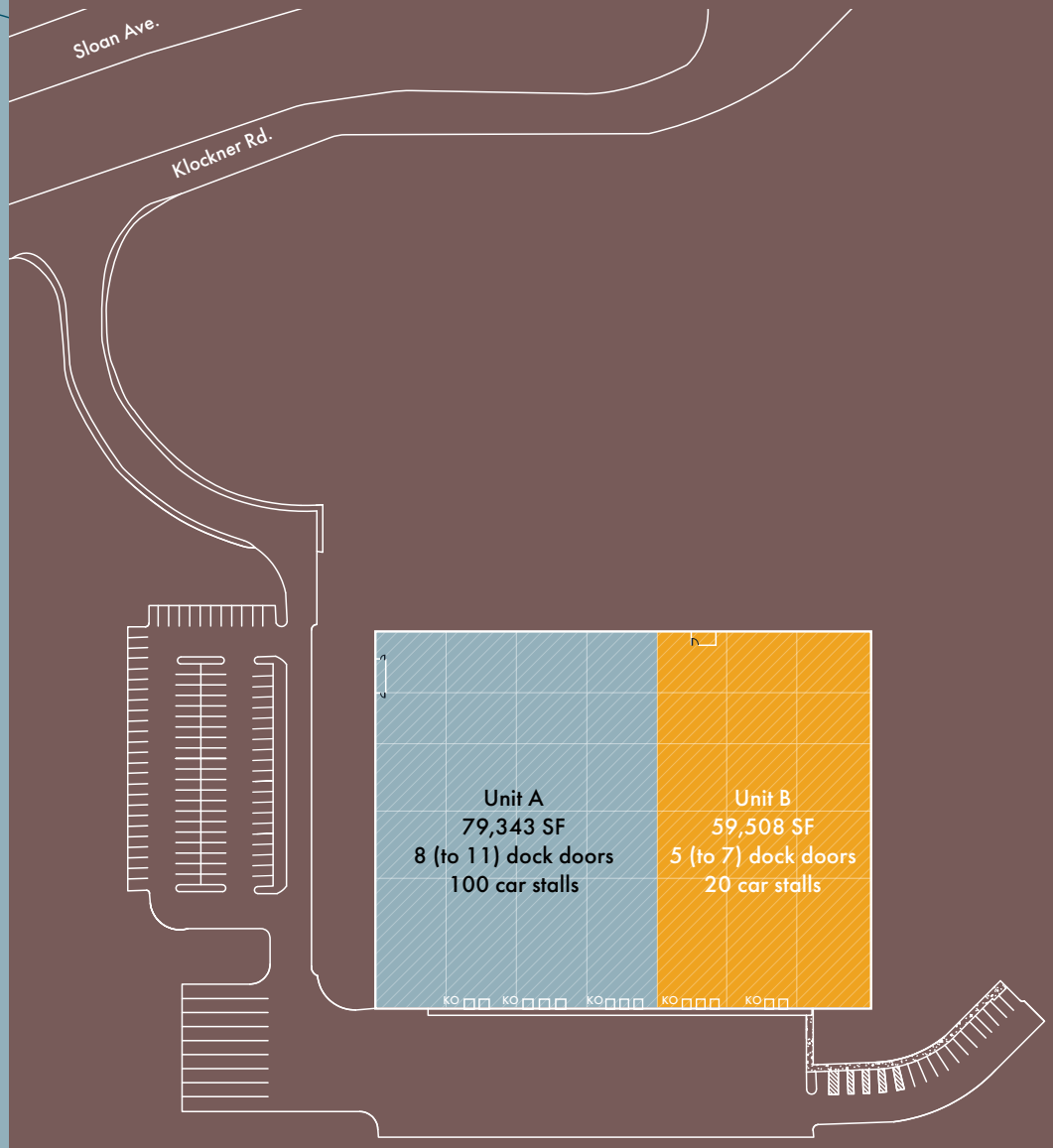
- Asphalt
- Warehouse roof (20-year warranty)
- Docks with levelers
- Electric system
- ESFR sprinkler system
- LED lighting
- Exterior paint
- Spec office

SITE PLANS

Total Building Plan



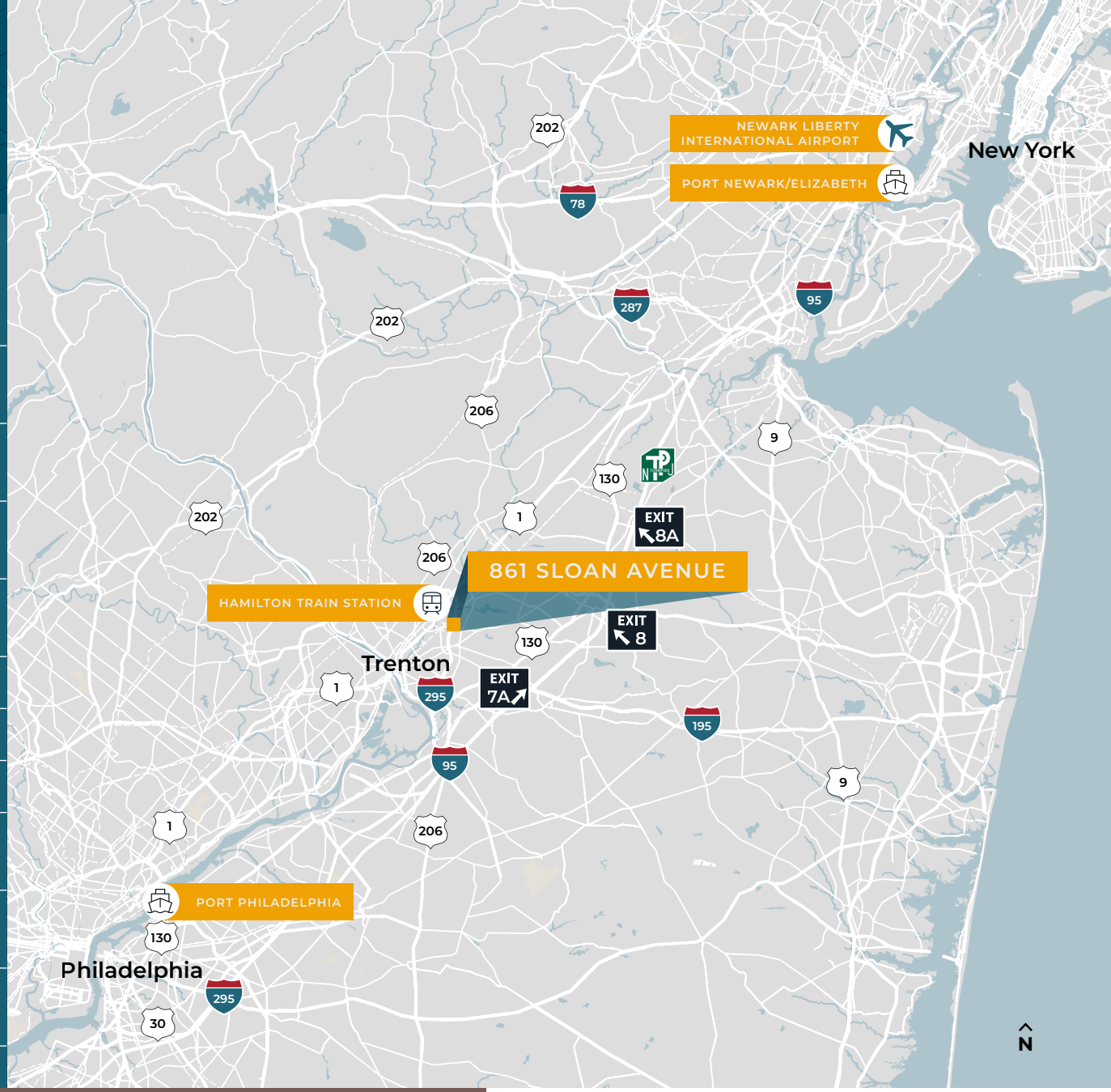
Building Demise Plan



LOCATION

KEY DISTANCES

HAMILTON TRAIN STATION		0.4 miles
INTERSTATE 295		0.6 miles
ROUTE 1		1.5 miles
INTERSTATE 195		5.8 miles
NJ TURNPIKE	EXIT 7A	11 miles
	EXIT 8	13 miles
	EXIT 8A	16 miles
PORT OF PHILADELPHIA		33.8 miles
NEWARK LIBERTY INTERNATIONAL AIRPORT		55.7 miles
PORT OF NEWARK/ELIZABETH		60.9 miles



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