

# 60,800<sub>SF</sub>

## 1200 Pine Brook Rd. Tinton Falls, NJ 07724

Warehouse - Distribution - Flex

Located less than 1  
mile from GSP exit  
105 & Route 18



New Construction

# Available

Warehouse - Distribution - Flex

# 60,800<sub>SF</sub>

Coming  
Soon



245 Green Village Road  
Chatham, NJ 07928

973-257-0700

leasing@sudlerco.com

sudlerco.com

Founded in 1907, The Sudler Companies is a family owned and operated business with a large portfolio of real estate in the industrial, commercial and multi-family sectors. Headquartered in Chatham, New Jersey the Sudler Companies own and manage over 9 million square feet of commercial real estate in New Jersey, California, Florida, Pennsylvania, and several other states. Additionally, Sudler entities are invested in over 50 multi-family properties throughout the United States.

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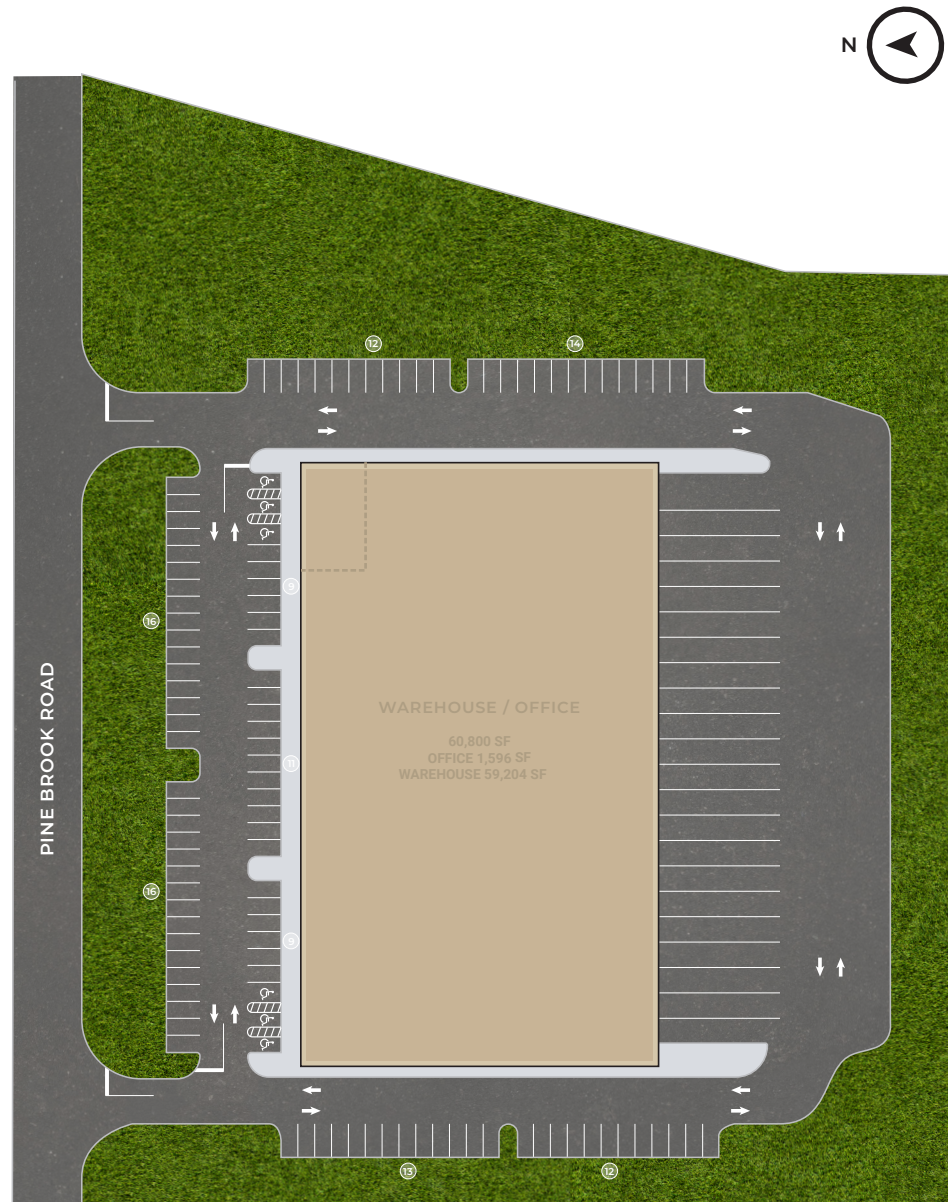
# 1200 Pine Brook Rd. Tinton Falls, NJ

Available

## Warehouse / Distribution / Flex

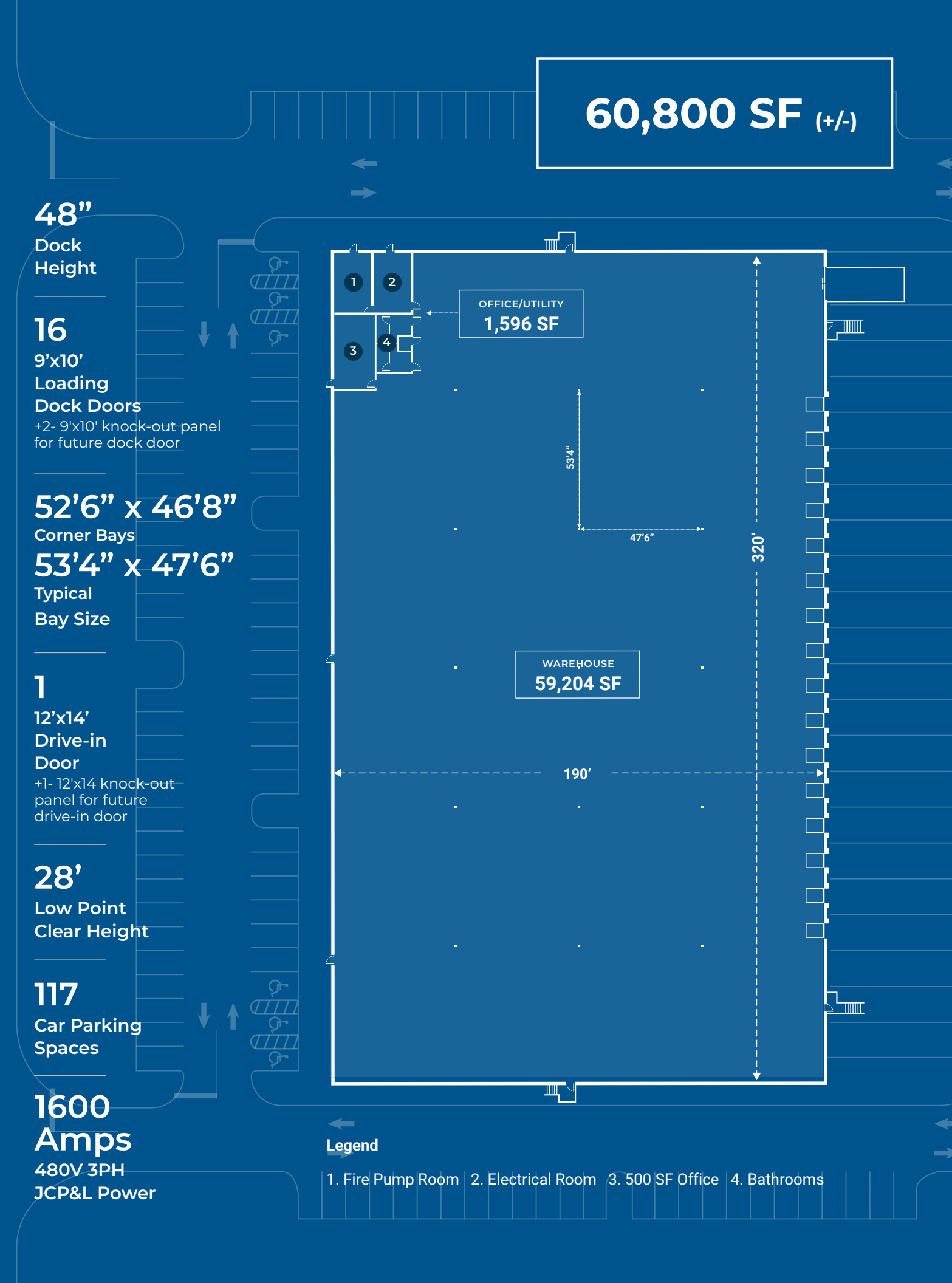
### Specifications:

- 28' Clear Low Point / 30' High Point
- Insulated Tilt-Up Panels / Steel Frame
- 46'-8" Speed Bay
- 60' Concrete Loading Dock Apron
- Clerestory Windows
- ESFR Fire Protection K-25.2
- 60 mil TPO GAF Roof / Solar Rated
- Floor Slab 6" On Grade / 4000 psi
- ADA Barrier Free Compliant
- 16 Dock Doors with Levelers 9' x 10' +2 KOs for future
- 1 Drive-In Door 12' x 14' +1 KO for future
- 21 Truck Stall Positions
- 117 Car Parking Spaces
- Connected Municipal Water and Sewer
- Natural Gas Available
- Office Area Expandable to 6000 SF



10.14

Acre Lot



60,800 SF (+/-)

**48"**  
Dock Height

**16**  
9'x10'  
Loading Dock Doors  
+2- 9'x10' knock-out panel for future dock door

**52'6" x 46'8"**  
Corner Bays  
**53'4" x 47'6"**  
Typical Bay Size

**1**  
12'x14'  
Drive-in Door  
+1- 12'x14' knock-out panel for future drive-in door

**28'**  
Low Point Clear Height

**117**  
Car Parking Spaces

**1600**  
Amps  
480V 3PH  
JCP&L Power

**Legend**

1. Fire Pump Room | 2. Electrical Room | 3. 500 SF Office | 4. Bathrooms