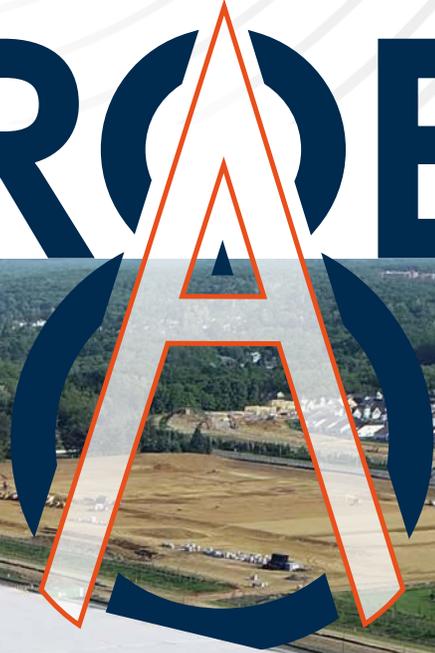


CLASS A INDUSTRIAL DEVELOPMENT

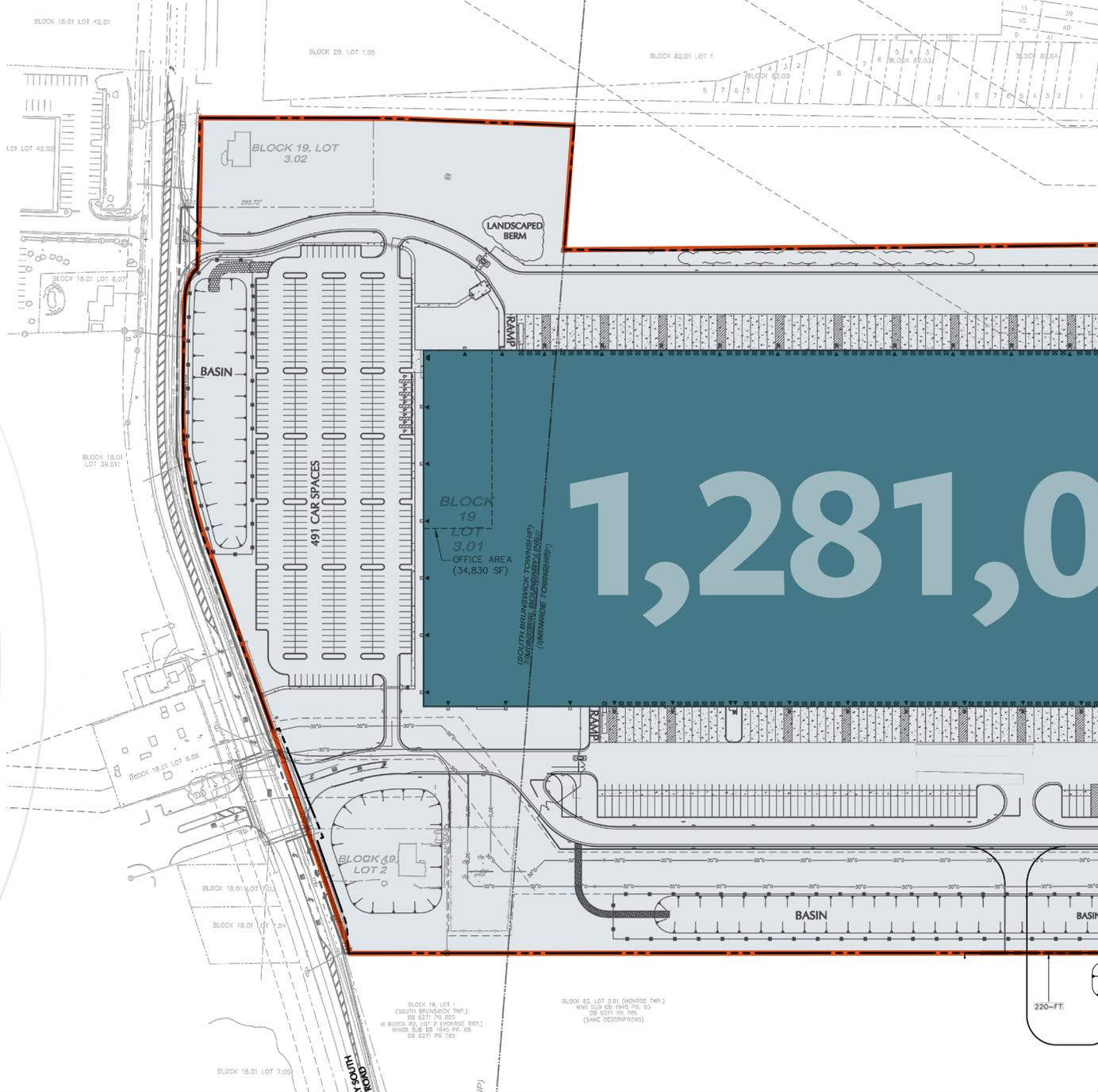
MONROE

LOGISTICS CENTER

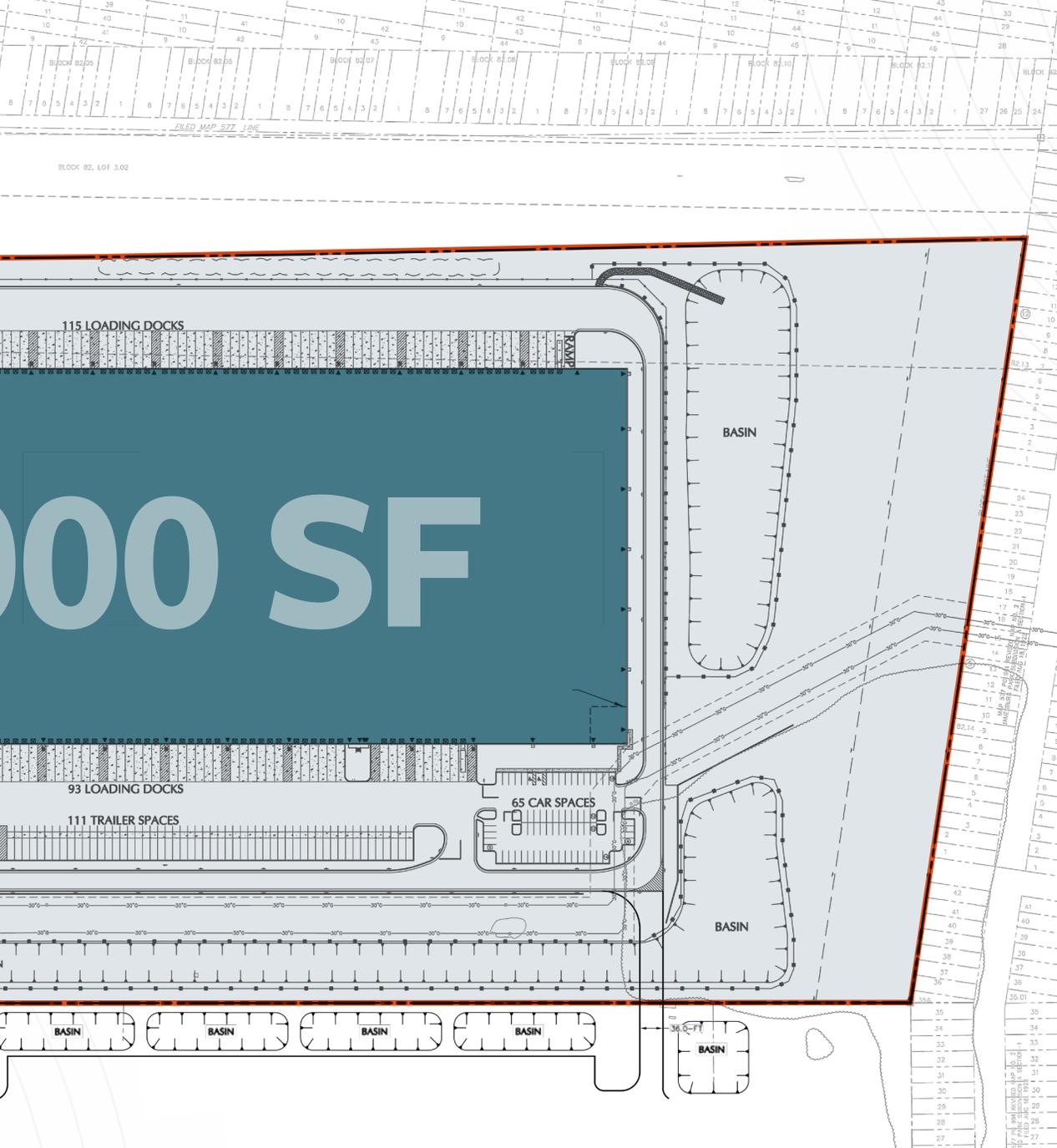


1,281,000 SF
SUBLEASE AVAILABLE

904 Cranbury S. River Road, Monroe, NJ



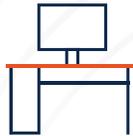
SITE PLAN & SPECIFICATIONS



BUILDING SIZE	1,281,000 SF
AVAILABLE	1,281,000 SF
OFFICE AREA	7,775 SF
CEILING HEIGHT	40' clear
DIMENSIONS	2,135' x 600'
COLUMN SPACING	56' x 48' (60' speed bays)
LOADING	214 (9' x 10') doors

DRIVE-INS	4 (12' x 14') drive-ins
FORMAT	Cross-dock
TRAILER PARKING	143 stalls
CAR PARKING	521 spaces
SPRINKLERS	ESFR
LIGHTING	Motion sensed LED
POWER	4,000 amps

BUILDING AMENITIES UPGRADES



MONROE SDC ANNEX:

Main Office:

- 7,775 SF
- Secure Entry Vestibule
- (2) Conference Rooms
- (7) Private Offices
- (1) Large Open Office Area
- (1) MDF Room with separate HVAC and new surge protected electrical panels.
- (2) Storage Closets
- (1) Janitorial Room
- Men's and Women's Restrooms with (10) fixtures each
- Galley and Break Area (demised from office area)
- Installed guardrail protection around perimeter of Office Area in the Warehouse.
- 2x4 ACT ceilings in office areas with hard ceilings in restrooms.
- Typical recessed LED lighting throughout.
- Direct/indirect lighting in Conference Rooms.
- Private Office and Conference Room have acoustic partitions for privacy
- Carpet and paint throughout office area.
- Galley and breakroom have resilient flooring, painted walls, ceramic tile backsplashes, plam millwork and solid surface countertops.



Warehouse:

- Code required Remote Restrooms are installed. Sealed concrete floors, ceramic tile walls, hard ceilings.
- Area adjacent to the office is designate for MHE charging. Power is in place for charging equipment. Hydrogen gas ventilation system is installed.
- Floor Scrubber Dump Station has been constructed in proximity of office area.
- Power in place for trash compactor and cardboard baler.
- Dock doors are outfitted with: mechanical levelers, overhead door track guards, trailer fan/lights, red/green safety lights, convenience power
- AHJ required firehose valves/connection points have been install



Exterior:

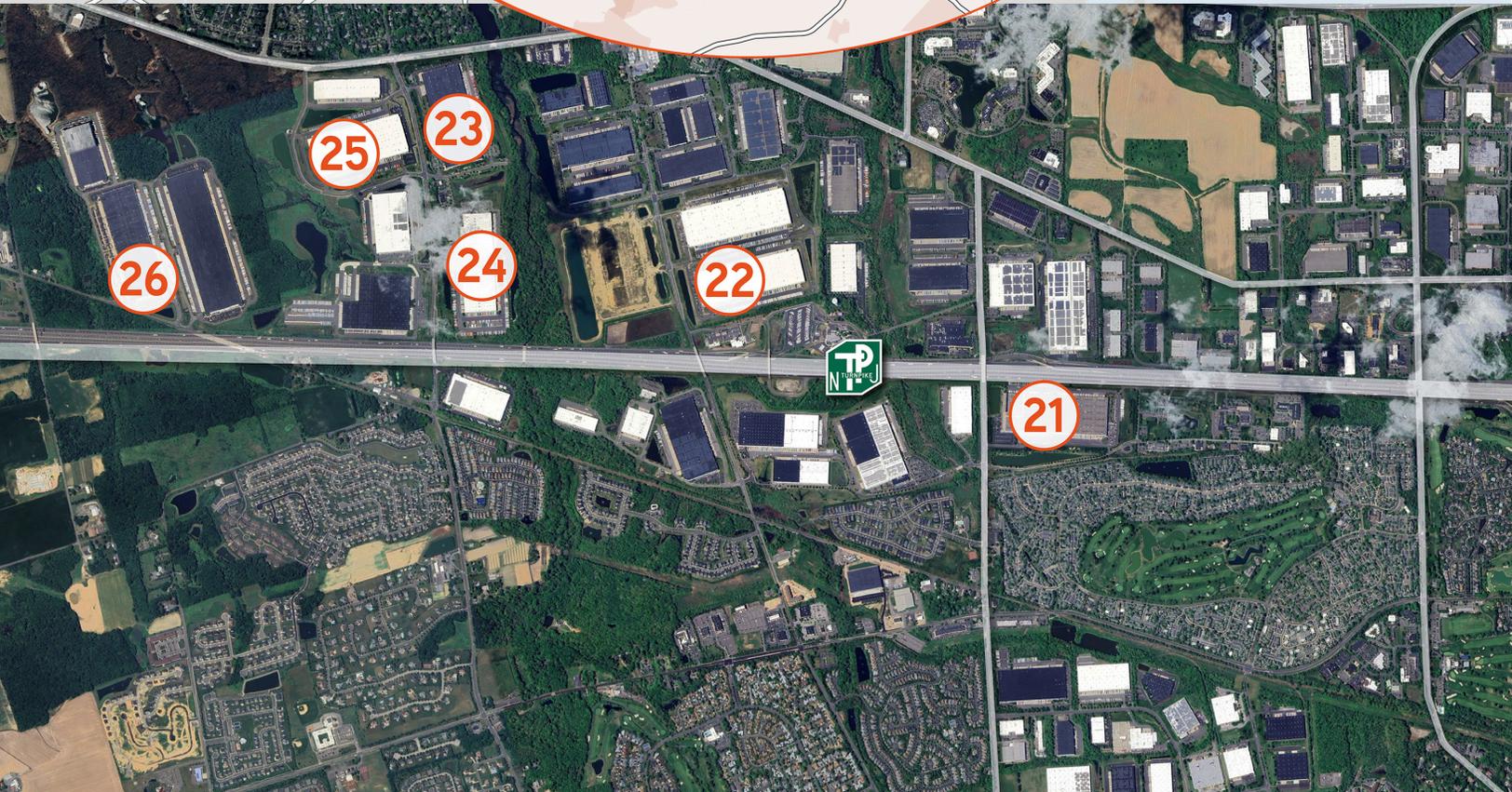
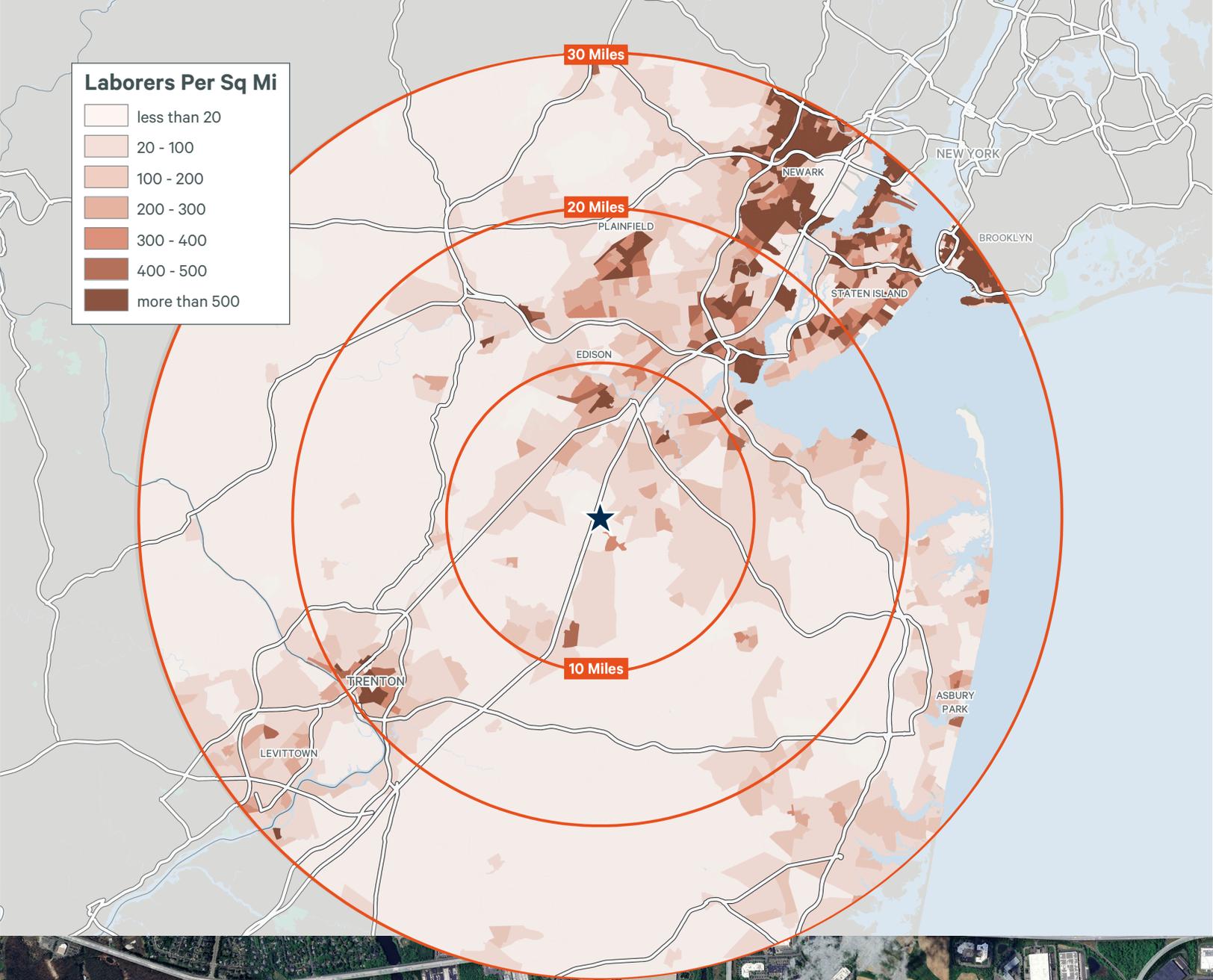
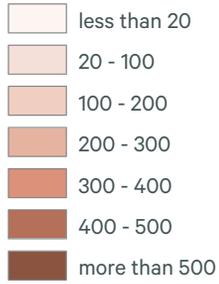
- Fully fenced Truck Court and Trailer Parking areas
- All shell rooms, Remote Restrooms/Electrical/Fire Pump/etc. have had guardrail protection installed at their perimeters.



Dock Package

- All the dock doors are outfitted, fully equipped with levelers and seals.
- One side of the building has (114) dock high doors + (2) drive up doors
- The other side of the building has (100) dock high doors + (2) drive up doors

Laborers Per Sq Mi



Labor Density Map

★ **904 Cranbury S. River Road**

10 Miles:

- Total population: 584,256
- Transportation/Warehouse Workers: 19,523
- Total Labor Force: 476,768
- Median Household Income: \$108,288
- Median Warehouse-related Hourly Wage: \$22.04 (US Average=\$20.30)

20 Miles:

- Total population: 2,220,242
- Transportation/Warehouse Workers: 74,694
- Total Labor Force: 1,805,643
- Median Household Income: \$106,565
- Median Warehouse-related Hourly Wage: \$22.55 (US Average=\$20.30)

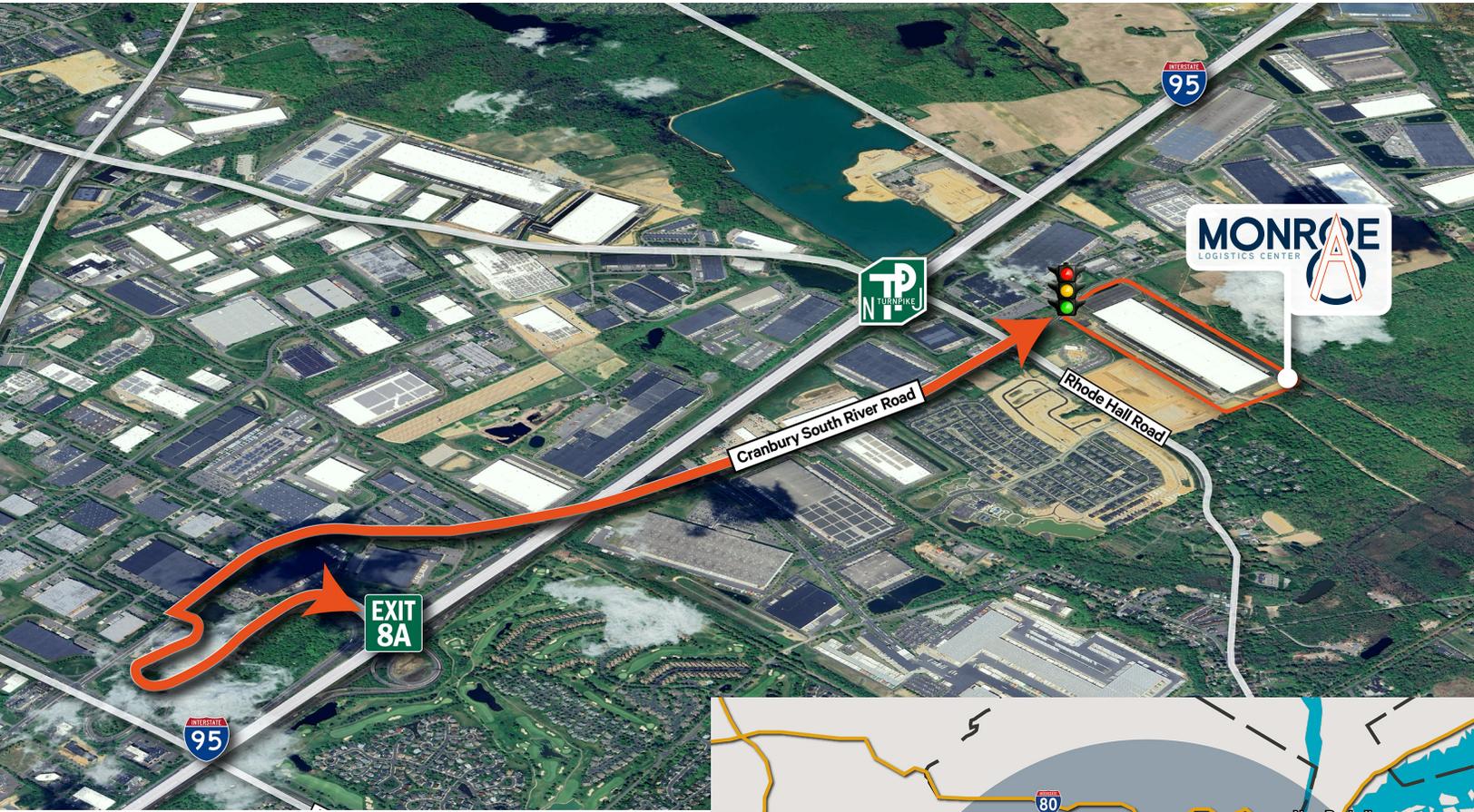
30 Miles:

- Total population: 5,405,320
- Transportation/Warehouse Workers: 180,475
- Total Labor Force: 4,380,043
- Median Household Income: \$91,810
- Median Warehouse-related Hourly Wage: \$22.27 (US Average=\$20.30)

Corporate Neighbors

- | | |
|-----------------------------|---------------------|
| 1 pitney bowes | 14 FedEx Ground |
| 2 XPOLogistics | 15 HANKOOK |
| 3 Pacific Logistics Corp | 16 HYUNDAI |
| 4 J.B. HUNT | 17 Elogistic |
| 5 Wakefern FOOD CORP. | 18 BARNES&NOBLE |
| 6 WILLIAMS-SONOMA | 19 GEODIS |
| 7 SYNEX CORPORATION | 20 COSTCO WHOLESALE |
| 8 UPS | 21 petco |
| 9 Canon | 22 Crate&Barrel |
| 10 BIMBO | 23 VW |
| 11 Lineage | 24 THE TOMMY HILF |
| 12 VCF VALUE CITY FURNITURE | 25 wayfair |
| 13 Calvin Klein | 26 amz |





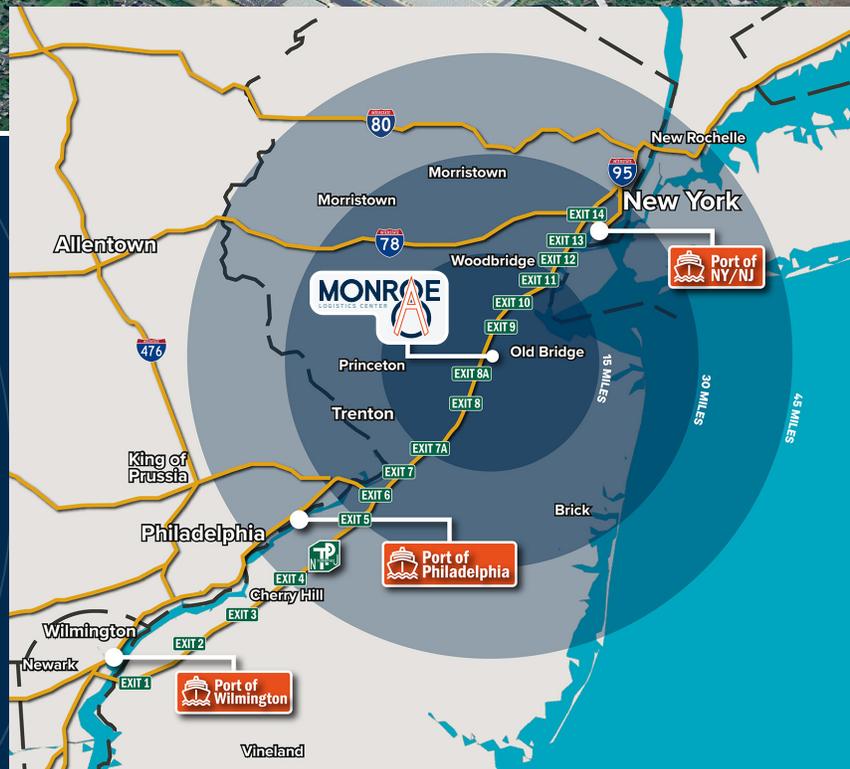
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REGIONAL MAP