



## AVAILABILITY DETAILS

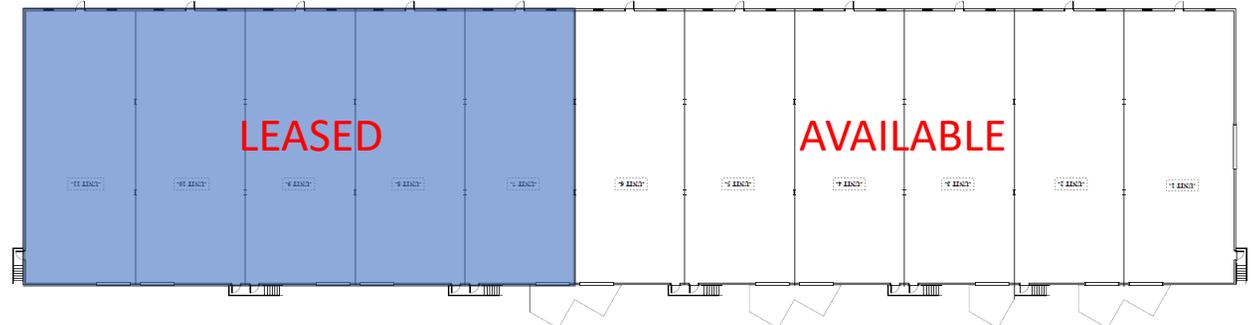
<b>Total Unit Size SF</b>	<b>±8,000 to ±24,000</b>
<b>Warehouse SF</b>	<b>±8,000 to ±24,000</b>
<b>Office</b>	<b>To Suit</b>
<b>Ceiling Height ±</b>	<b>30' – 33'</b>
<b>Loading Docks</b>	<b>6</b>
<b>Drive-in Doors</b>	<b>1</b>
<b>Power</b>	<b>120/208V @ 200 Amps 3 Phase</b>
<b>Sprinkler</b>	<b>ESFR</b>
<b>Car Parking (total site)</b>	<b>55 Spaces</b>

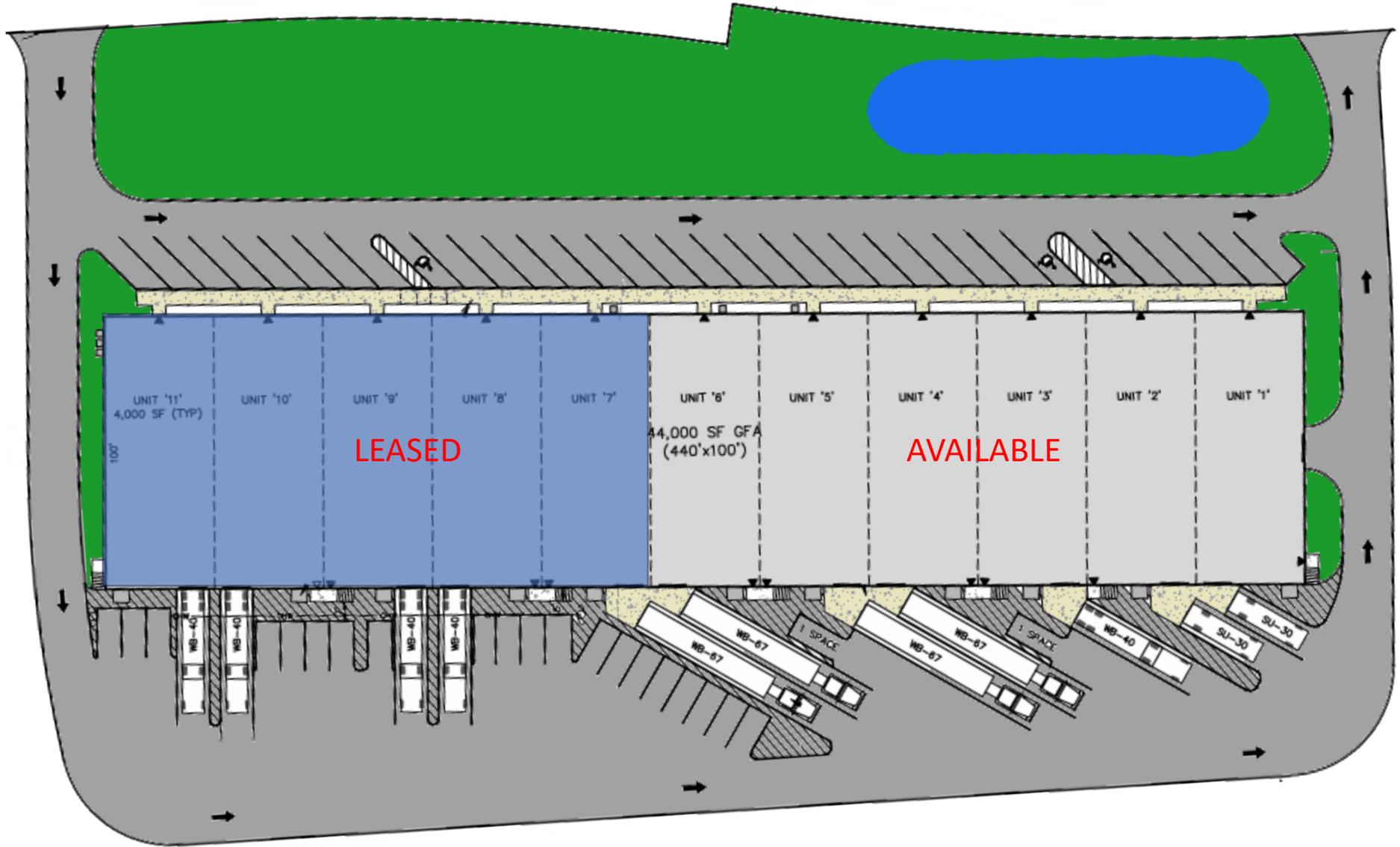
## AVAILABILITY SUMMARY

New 44,000 SF industrial building, featuring 30'- 33' foot ceiling height, 11 Loading docks, 1 Drive-in door, ESFR sprinkler system, and office to suit.

The building can be divided into units starting at 8,000 SF. Column spacing is 40'x 33' and the building depth (front to back) is 100'. All units to be separately metered for utilities. 55 Car parking spaces service the site.

The location is in close proximity to Route 15 and an approximate 17-minute drive to Route 80.





# 2 - 4 Aaron Way

Sparta, NJ 07871

**FOR LEASE**  
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