

INTERSTATE
78



± 320,994 SF
Available



AVAILABLE FOR LEASE

I-78 Logistics Center

111 Cokesbury Road

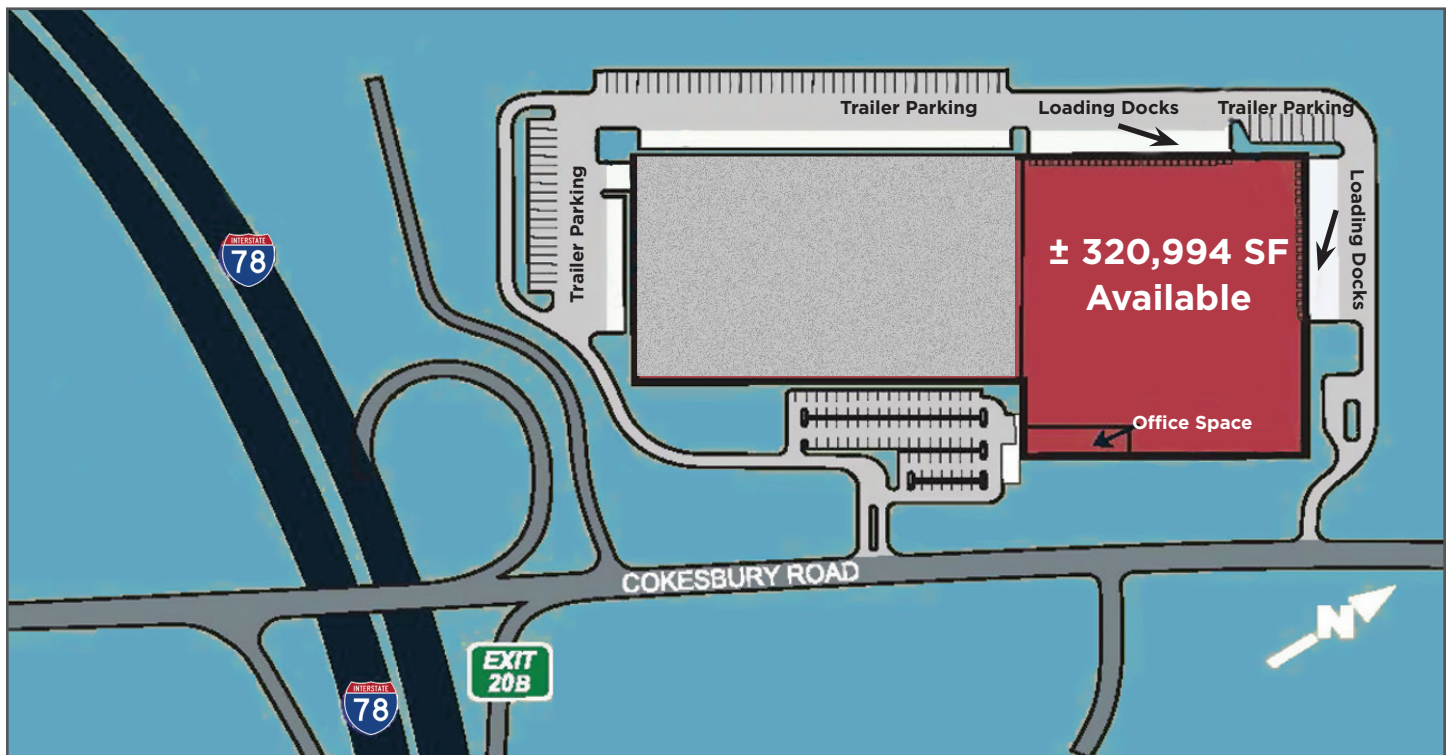
Clinton, NJ 08809



CUSHMAN &
WAKEFIELD

Property Highlights

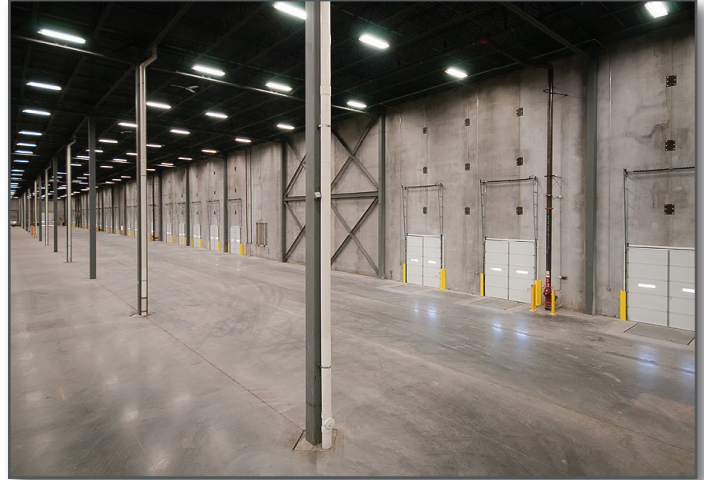
- 320,994 SF Available (Divisible)
- Up to \pm 10,000 SF Office Space *(based on tenant's needs)*
- 24' Ceiling Height
- 45 Tailgate Loading Docks
- 36' x 36' Bay Size
- 2500 Amps Power @ 480 Volts
- Lighting to be upgraded to LED
- ESFR Sprinkler System
- Trailer Parking Available
- Fully Fenced Trailer Yard
- Taxes & CAM: \$1.48/SF + 3% Management Fee of Base Rent
- Asking Lease Price \$11.95/SF Net





FOR LEASE

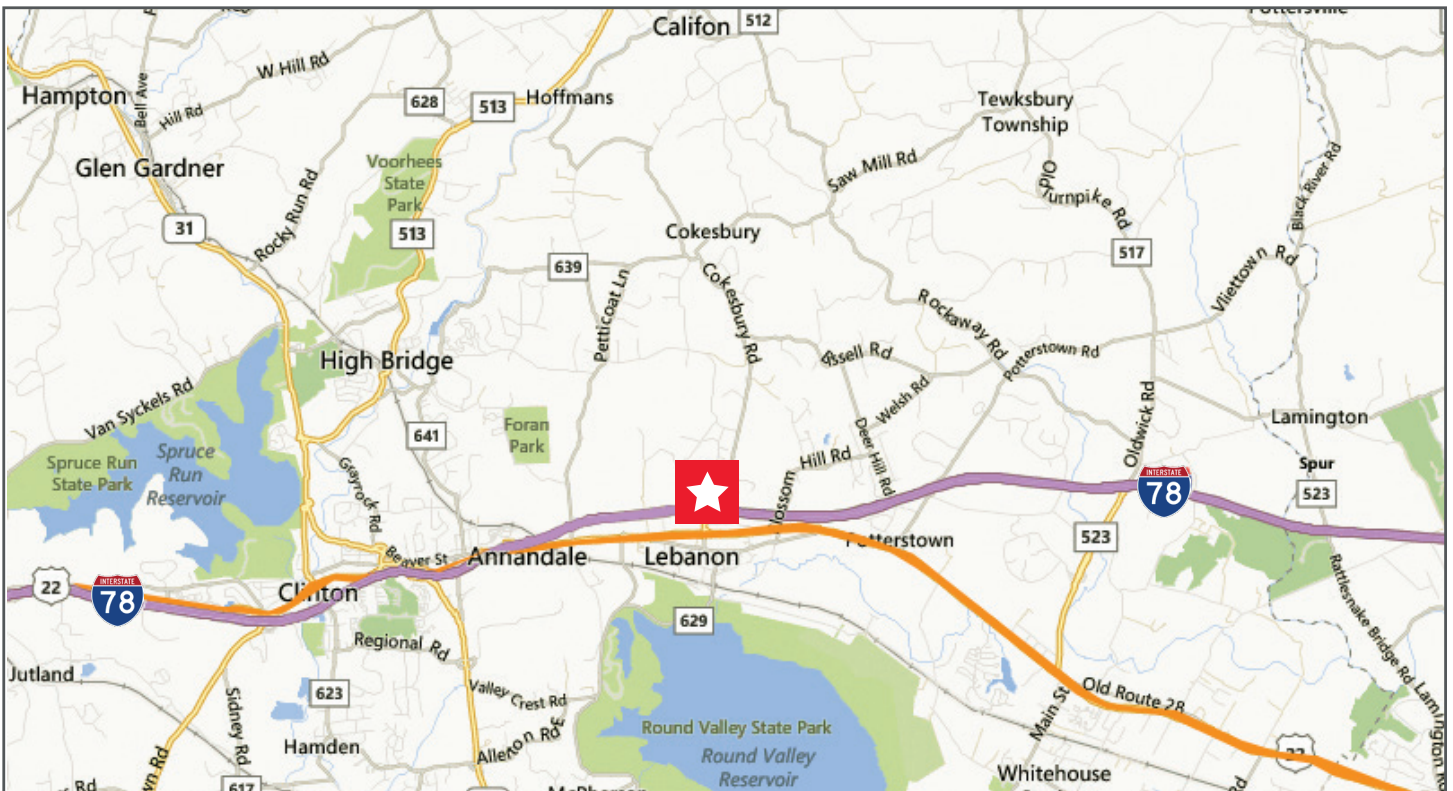
111 Cokesbury Road Clinton, NJ 08809



• 45 Tailgate Loading Docks

• Short or Long-Term Availability

• Fully Fenced Trailer Yard





FOR LEASE

111 Cokesbury Road Clinton, NJ 08809



- I-78 Logistics Center is located immediately off Exit 20-B (heading westbound) and Exit 18 (heading eastbound) along toll free Interstate 78; ± 40 miles west of the Port of Newark /Elizabeth and only ± 20 miles east of Lehigh Valley.
- The property's strategic location makes it an ideal regional distribution center for companies that service throughout the Northeast.
- The property is also a terrific distribution center for companies providing local distribution throughout the metro New York market.

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