



## AVAILABILITY DETAILS

SPECIFICATIONS	Unit 1&2	Unit 1	Unit 2
Total Unit Size SF	±20,800	±14,400	±6,400
Warehouse SF	±16,300	±11,600	±4,700
Office SF	±4,500	±2,800	±1,700
Ceiling Height ±	22'	22'	22'
Loading Docks	3	2 to 3 (can remove drive-in ramp for total of 3)	1 (Oversize door)
Drive-in Doors	1 (Ramped)	1 (Ramped)	--
Power	3,000A @ 480V, 3P	Heavy	Heavy

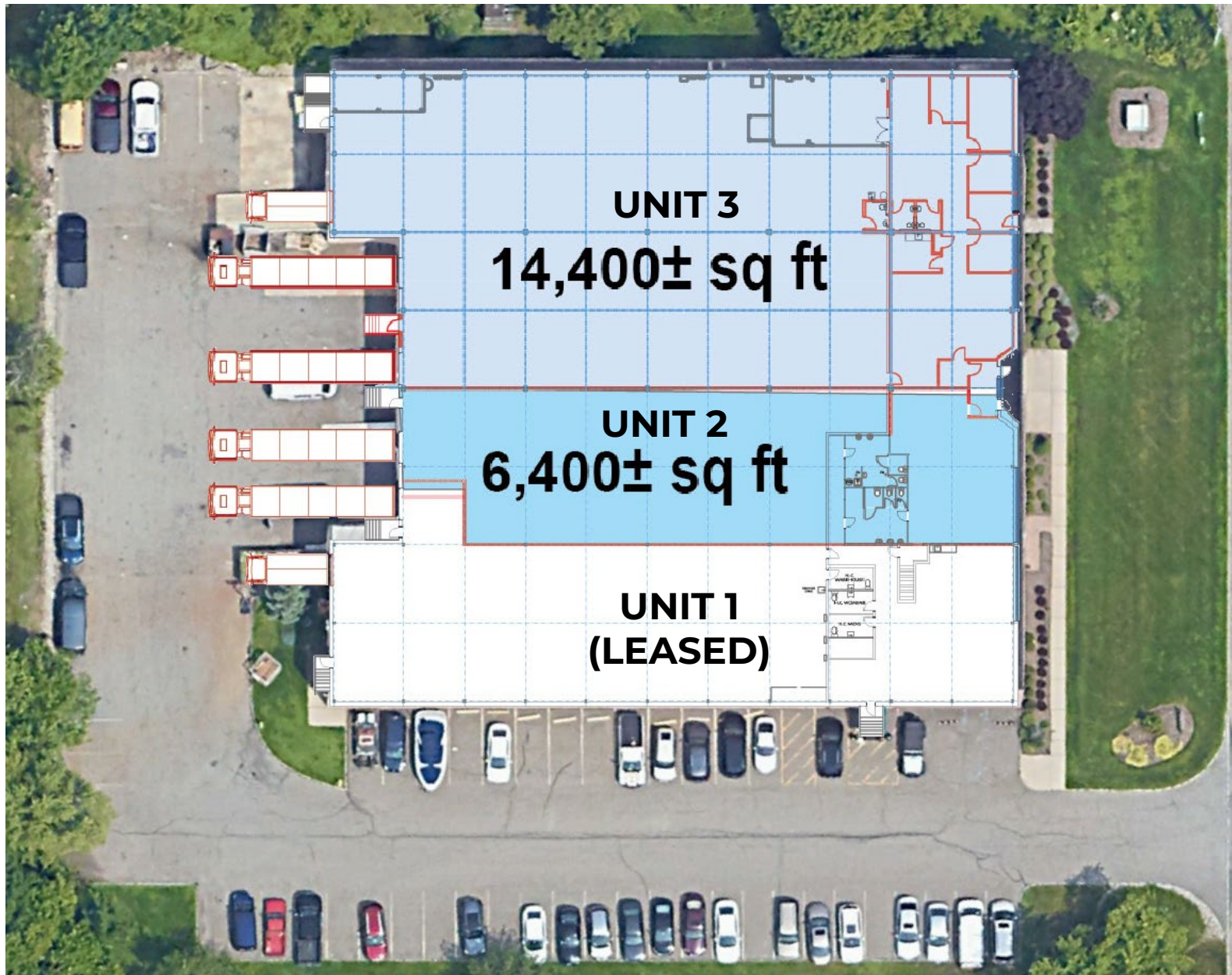
## AVAILABILITY SUMMARY

Two contiguous Industrial/Flex units located in Lincoln Park, NJ. The available space totals ±20,800 SF which can be leased as one space or divided to 14,400 SF and 6,400 SF ±.

The building features 22' foot clear ceilings, epoxy floors, 1 drive-in door, and 3 tailgate loading docks that can accommodate 53' tractor trailers. Very heavy 3 Phase power also services the building.

This prime location is in close proximity to Routes 46, 23, 80, 280, 287 and 3.

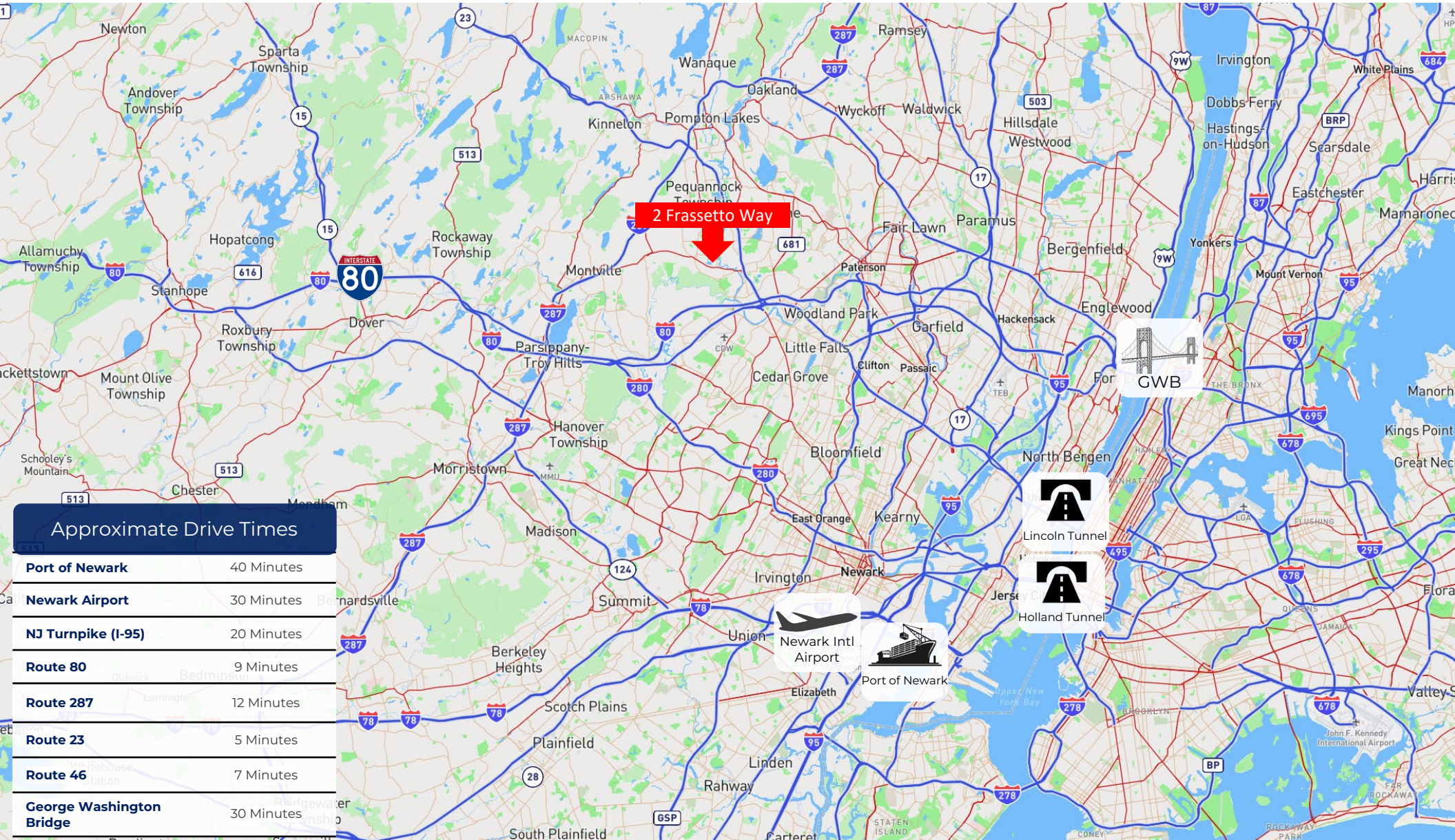




# 2 Frassetto Way

## Lincoln Park, NJ 07035

**FOR LEASE**  
INDUSTRIAL | FLEX



Approximate Drive Times	
Port of Newark	40 Minutes
Newark Airport	30 Minutes
NJ Turnpike (I-95)	20 Minutes
Route 80	9 Minutes
Route 287	12 Minutes
Route 23	5 Minutes
Route 46	7 Minutes
George Washington Bridge	30 Minutes

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