

MONROE, NJ



For Lease
100,000 SF on 5.49 Acres





// BUILDING SPECS

TOTAL SIZE

100,000 SF ON
5.49 ACRES

TOTAL AVAILABLE

100,000 SF

OFFICE AREA

6,000 SF 1ST FLOOR

SHOWROOM AREA

17,760 SF

(Can be used for Pick & Pack area,
office space, or medical use)

CLEAR HEIGHT

32'

LOADING DOCKS

12

DRIVE-IN DOORS

1

COLUMN SPACING

48' x 50'

POWER

1,000 AMPS

SPRINKLER

ESFR

TAXES & CAM

\$4.43/SF

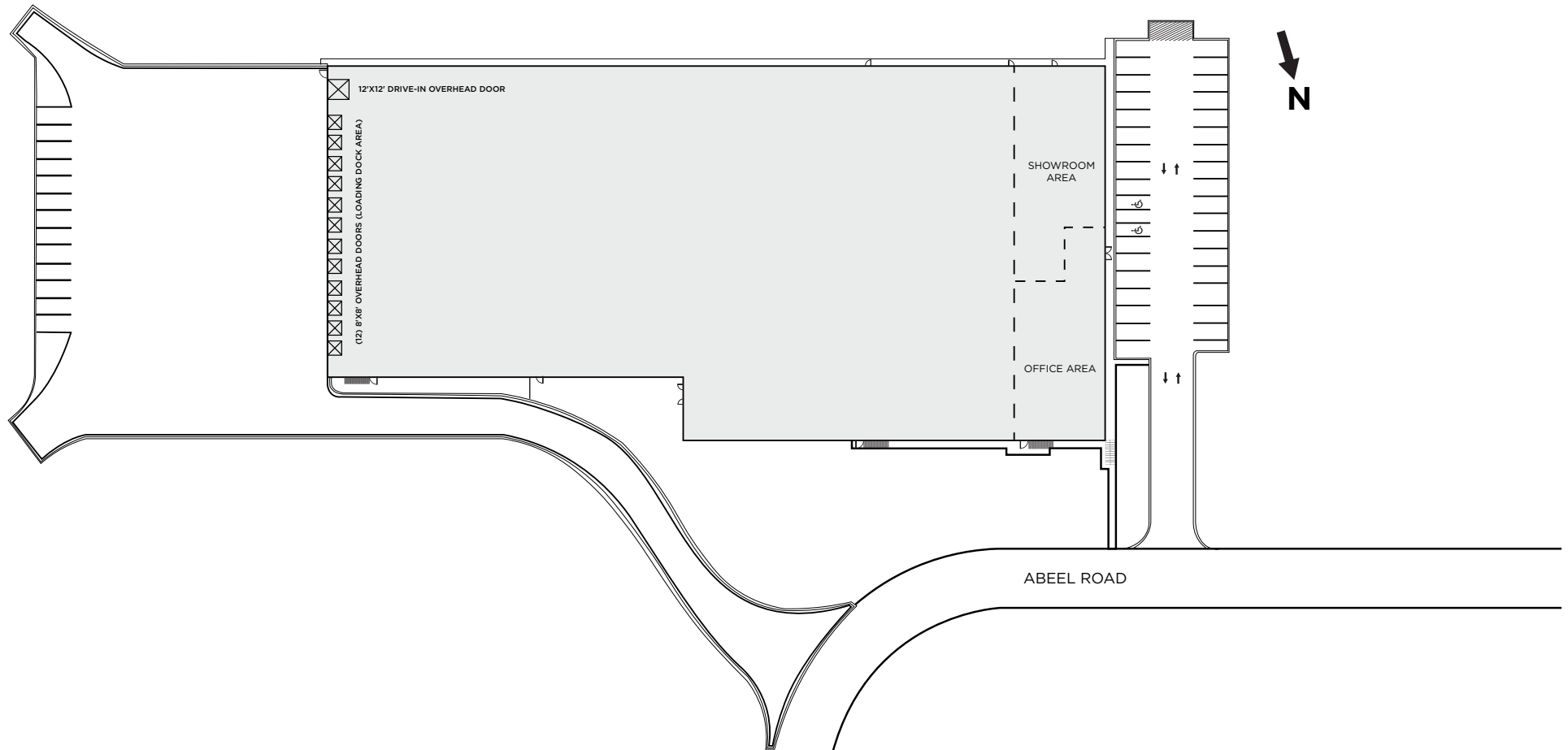
ASKING LEASE RATE

CALL FOR PRICING

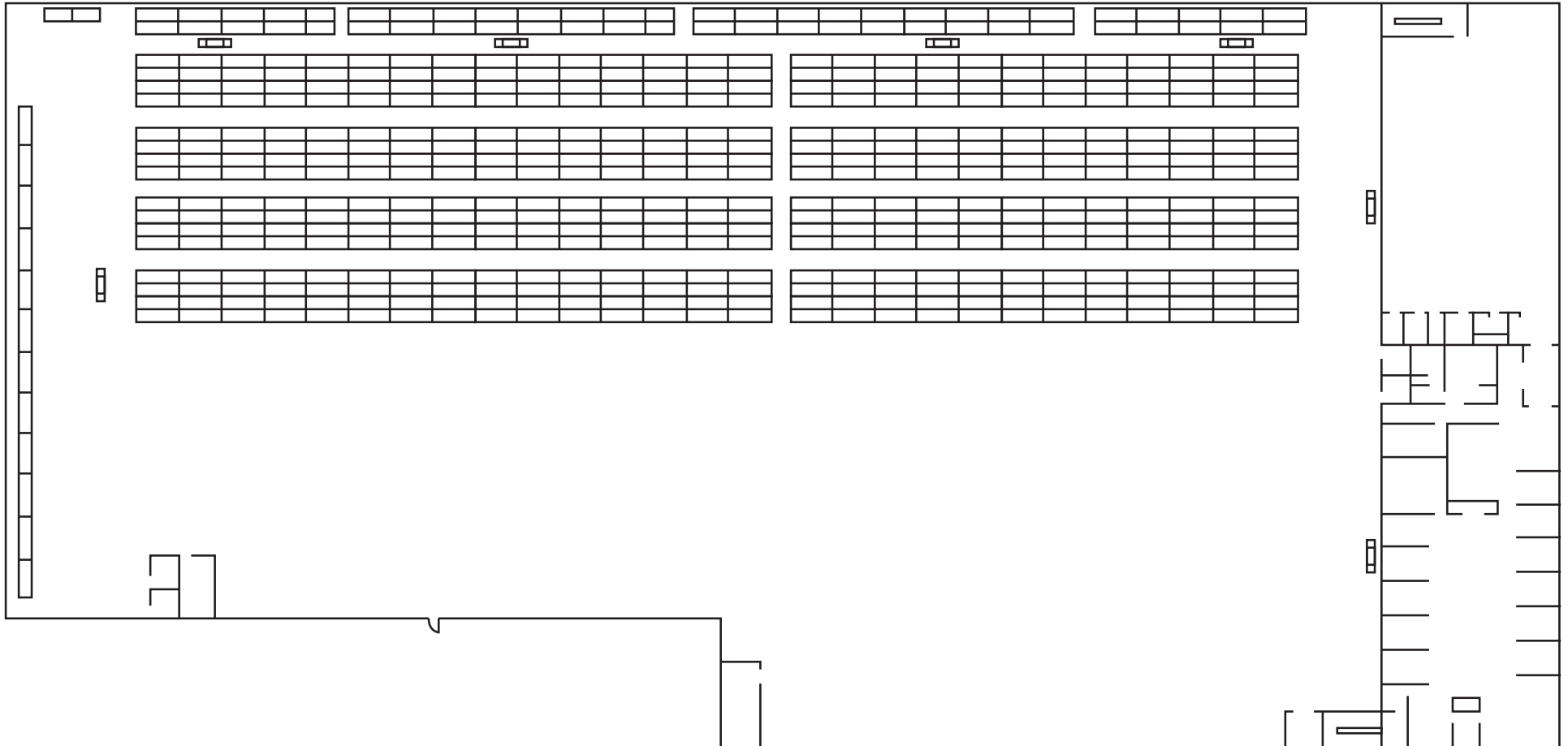
COMMENTS

- 50% of building is racked, ±3,200 pallets (can remain if needed)
- Turnpike frontage
- ¼ mile off Exit 8A
- 10 trailer parking

// SITE PLAN



// RACKING PLAN

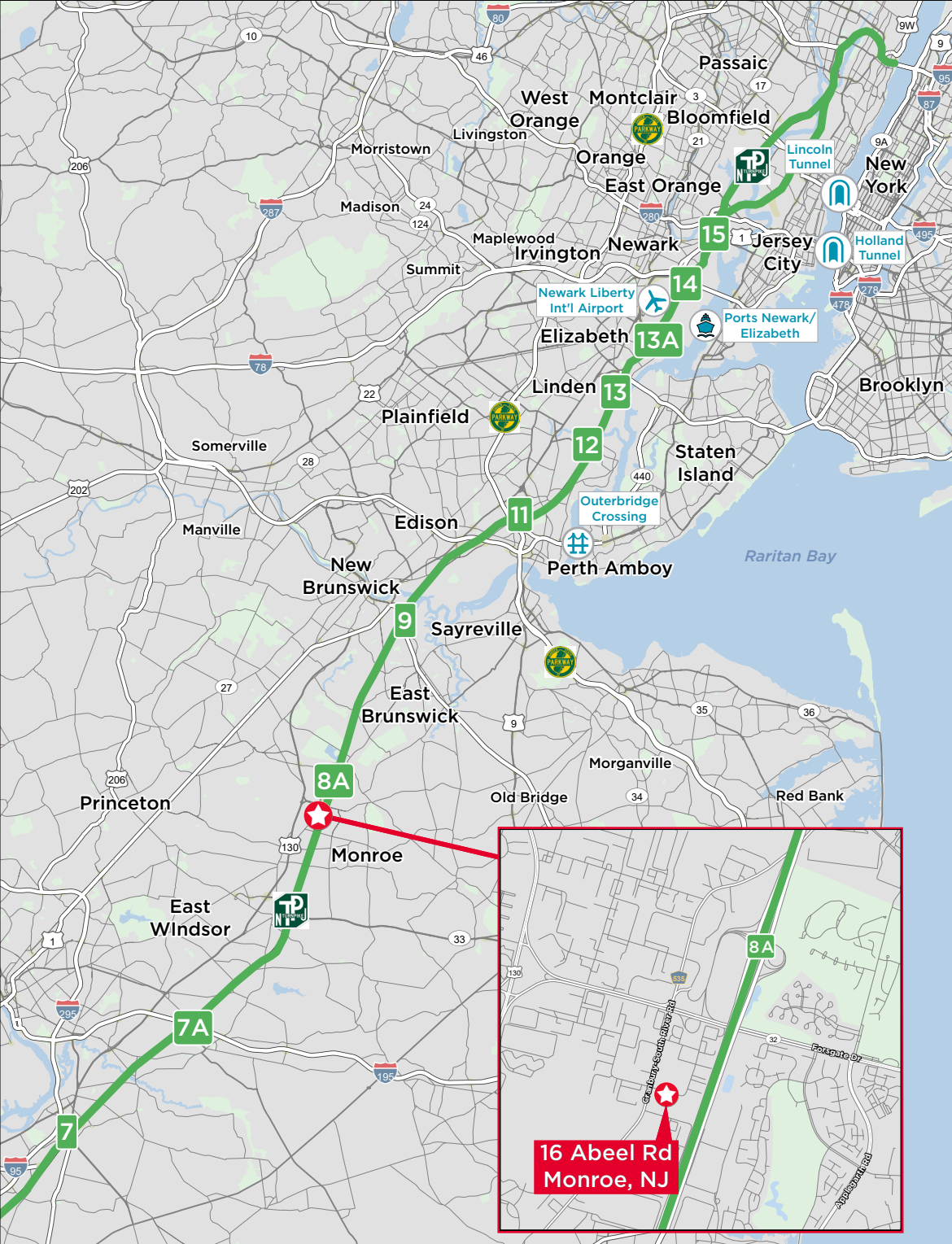


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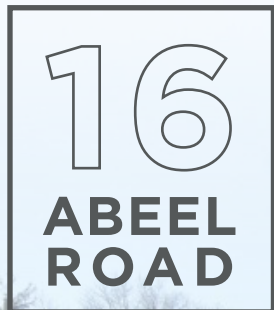
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DRIVING DISTANCES

Location	Distance
NJ Turnpike Exit 8A	1 mi
I-287	19 mi
Outerbridge Crossing	21.6 mi
I-78	28.7 mi
Staten Island	28.7 mi
Port Newark/Elizabeth	30.5 mi
Holland Tunnel	41.8 mi
Lincoln Tunnel	43.1 mi
Manhattan	46.2 mi
GW Bridge	50.8 mi



MONROE, NJ



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