



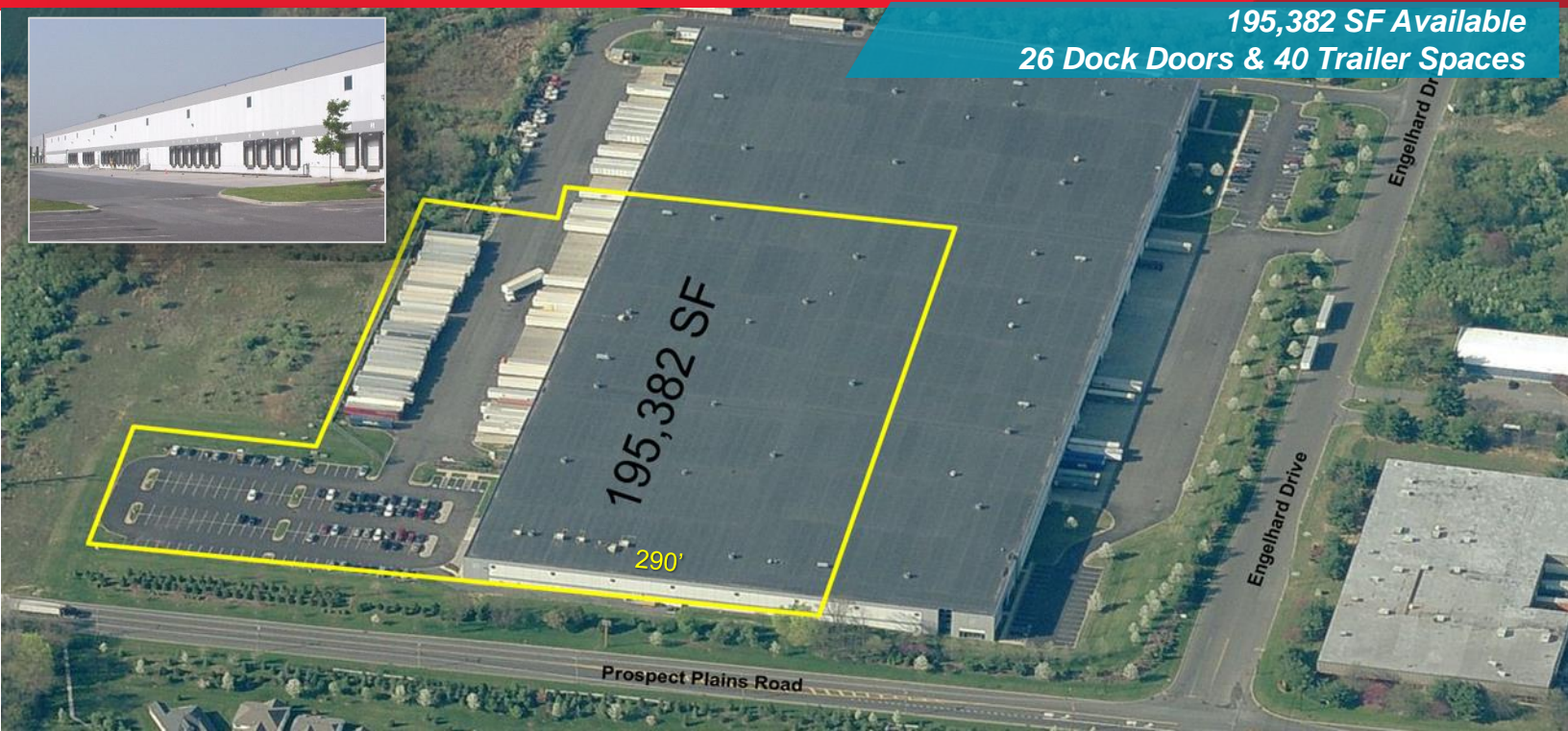
FOR LEASE

# 24 Engelhard Drive

Monroe Township, New Jersey



**195,382 SF Available**  
**26 Dock Doors & 40 Trailer Spaces**

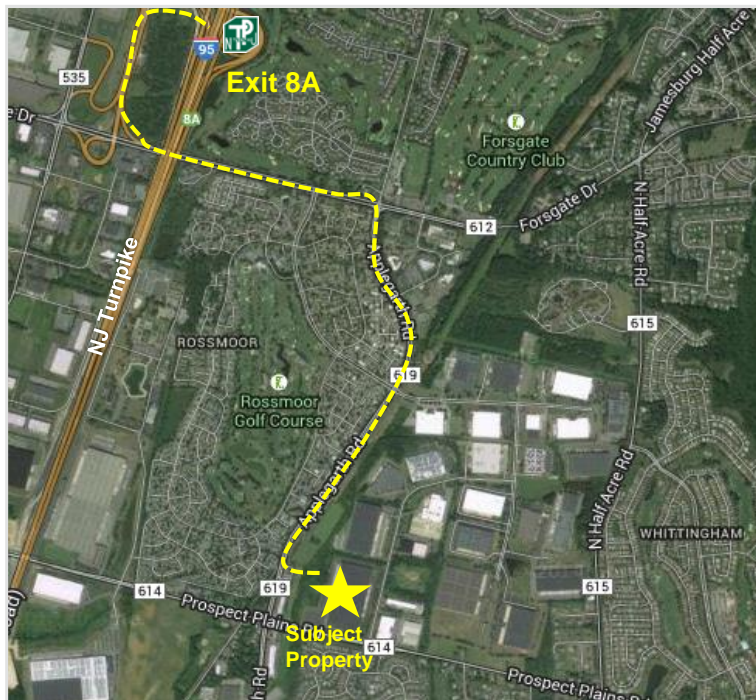


## BUILDING FEATURES

AVAILABLE	195,382 SF
POSSESSION	Approx. April 1, 2021 (50%) July 1, 2021 (50%)
CLEAR HEIGHT	32' Clear
LOADING	26 – 9' x 10' Doors 2 – 12' x 14' Drive-in doors
PARKING	40 Trailers / 140 Autos
OFFICE	+/-10,384 SF Main office +/-1,500 SF Shipping office
TAXES	\$1.38 SF
CAM & INSURANCE	\$0.65 SF

## PROPERTY FEATURES

- 48' x 40" Column spacing
- T-5's Sensor lighting
- 48' x 49' Staging bay
- ESFR system
- 120' Trunk court (50' pad)
- Built 2002



**2.5 MILE ACCESS TO I-95 EXIT 8A**

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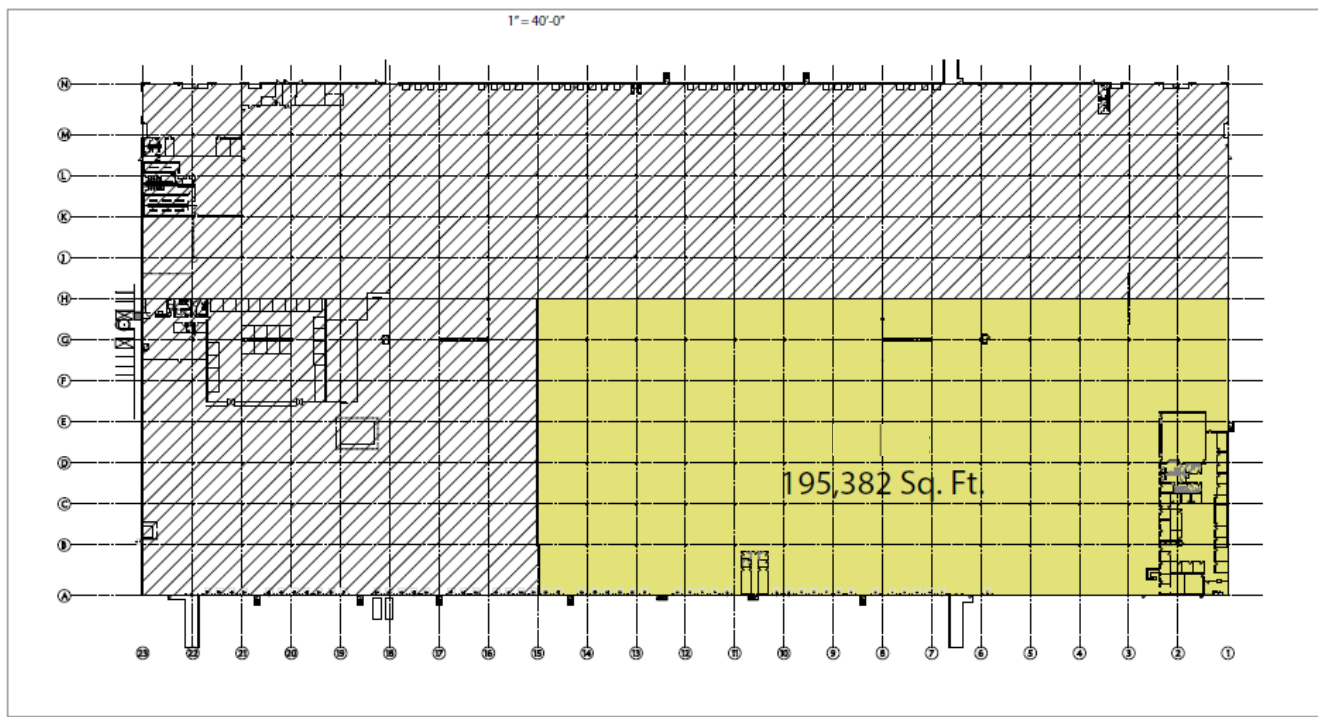




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## SITE PLAN



For more info, please contact:

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## LOCATION MAP