

130 INTERSTATE BOULEVARD SOUTH BRUNSWICK

190,000 - 382,000 SF AVAILABLE FOR LEASE

LOCATED AT EXIT 8A NJ TURNPIKE





BUILDING SPECIFICATIONS

Total Building	603,092 SF
Lot Size	35.5 Acres
Year Built	1999/2014
Wall Construction	Architecturally articulated and painted
Loading Format	Front-load design
Floor System	7" thick 4,000 psi non-reinforced concrete slab, sealed with Ashford hardener sealant.
Floor Flatness	FF/FI - 60/50 (minimum average)
Truck Court	195' with 60' concrete loading dock apron
Roof System	Single-ply EPDM, mechanically fastened. 4' x 8' skylights in every other structural bay.
Fire Protection	ESFR with electric powered booster pump
Electrical Power	1500 amp - 277/480 Volt, 3 phase. Multiple service connections for Tenant power

AVAILABILITIES	SUITE 2	SUITE 3
Available Space	192,000 SF	190,000 SF
Office Area	4,406 SF	2,300 SF + 1,100 SF Locker Room
Dimensions	480' x 400'	475' x 400'
Ceiling Height	28'	32'
Car Parking	42	63
Trailer Parking	19 Designated stalls with concrete dolly pad	28 Designated stalls with concrete dolly pad
Loading Doors	18 (9'x10')	21 (9'x10')
Drive-in Door	1 (14' x 15')	1 (12' x 14')
Column Spacing	48' x 50'	48' x 50'

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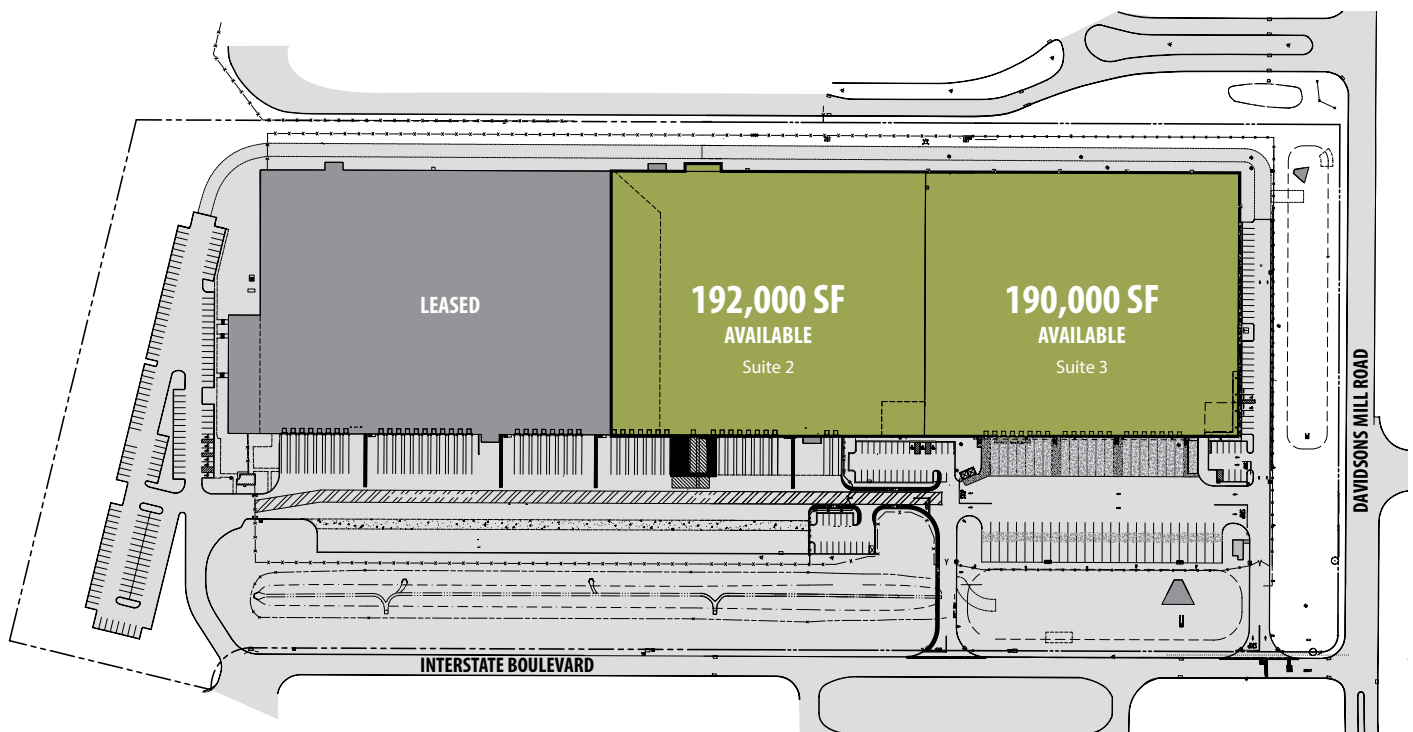
LOCATED AT EXIT 8A NJ TURNPIKE

On behalf of Terreno Realty Corporation, Jones Lang LaSalle presents for lease a Class A asset located in the prominent Exit 8A industrial submarket. The coveted location, which is home to many of the top retailers, e-tailers and logistics companies is situated less than 32 miles from the Ports of New York in the heart of the most strategic industrial market on the East Coast.

Corporate neighbors include Newgistics, XPO, Williams Sonoma, Costco, Barnes & Noble and GEODIS.

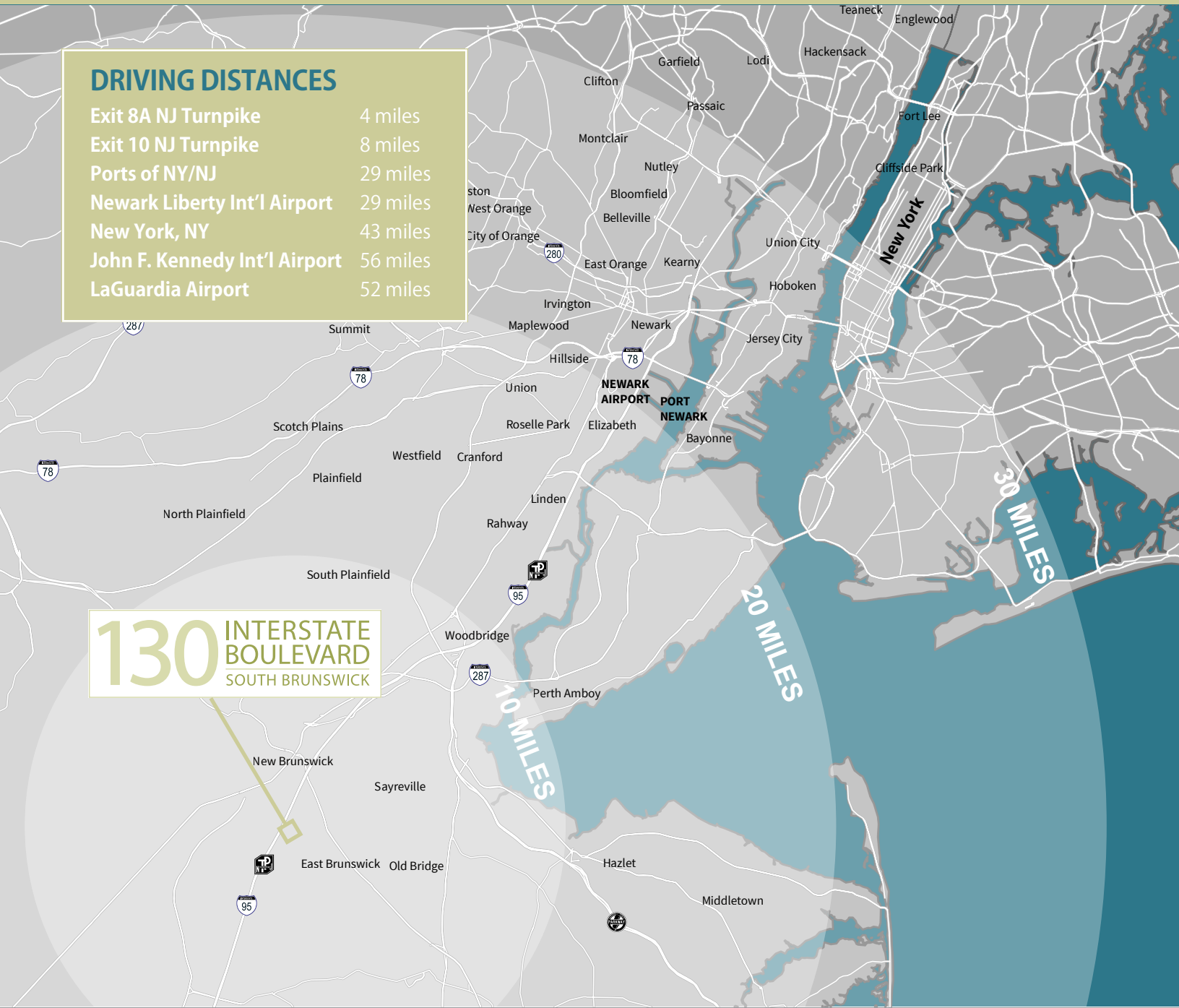
The expanded 603,092 square foot building was designed utilizing best-in-class specifications that are vital to modern distribution users. Building design features include high ceilings, efficient loading areas, wide column spacing, ESFR sprinkler systems and high loading position ratios. The site design offers divisibility with multiple curb-cut entries for ingress/egress and the ability to secure each premises independently.

SITE PLAN



DRIVING DISTANCES

Exit 8A NJ Turnpike	4 miles
Exit 10 NJ Turnpike	8 miles
Ports of NY/NJ	29 miles
Newark Liberty Int'l Airport	29 miles
New York, NY	43 miles
John F. Kennedy Int'l Airport	56 miles
LaGuardia Airport	52 miles



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