



83 STULTS ROAD
DAYTON, NEW JERSEY

369,000 SF
AVAILABLE FOR LEASE

Freestanding industrial
distribution/manufacturing
facility on 45 acres

Future +/- 200,000 SF spec industrial
warehouse available

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BUILDING SPECIFICATIONS:

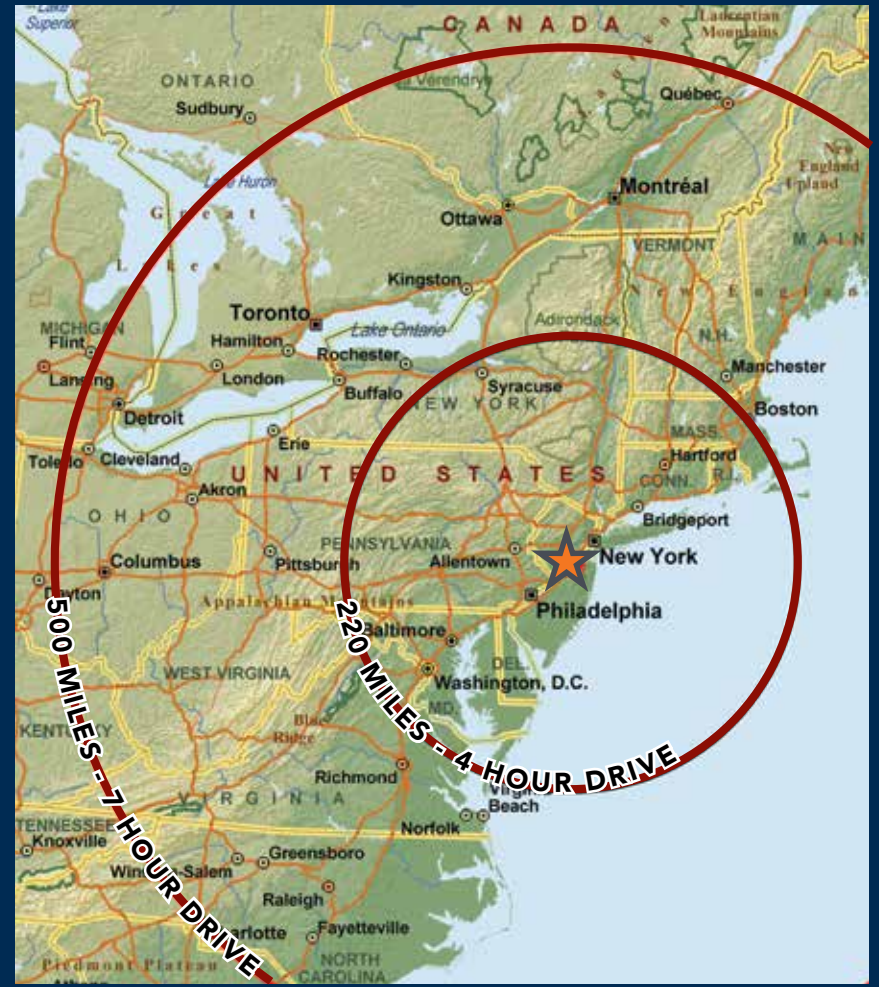
- 369,000 SF freestanding industrial distribution/manufacturing facility (building expansion available)
- Built 1974
- 20,382 SF offices
- Corporate park setting
- Food grade facility
- Additional +/- 200,000 SF industrial build-to-suit available
- Masonry, block and steel construction
- Built up, insulated roof
- Private rail siding, 38 car capacity with option to build a 3rd track (5-7 drills weekly available)
- 24' clear ceiling height
- 24 interior loading doors, cross dock loading
- Racking may be acquired
Configuration: 102,495 SF
10,316 positions – 4 high
- 150 car parking spaces (expandable)
+/- 100 additional trailer spaces (expandable)
- T5 motion sensed lighting
- Interior Central Station / ADT security system
- Automatic, dry sprinkler system
- 2,000 amps, 3 phase electric service





HIGHLIGHTS:

- 45 acre site (building is expandable) fenced and secured
- 150 car parking spaces (expandable)
- +/- 100 additional trailer spaces (expandable)
- Corporate neighbors include Hyundai, FedEx, Barnes & Noble and Cannon
- 1/4 mile to I-95/NJ Turnpike Exit 8A
- Close proximity to Routes 1, 130, I-195, I-295 & I-287



FOR MORE INFORMATION, PLEASE CONTACT:



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A DEVELOPMENT OF:

