

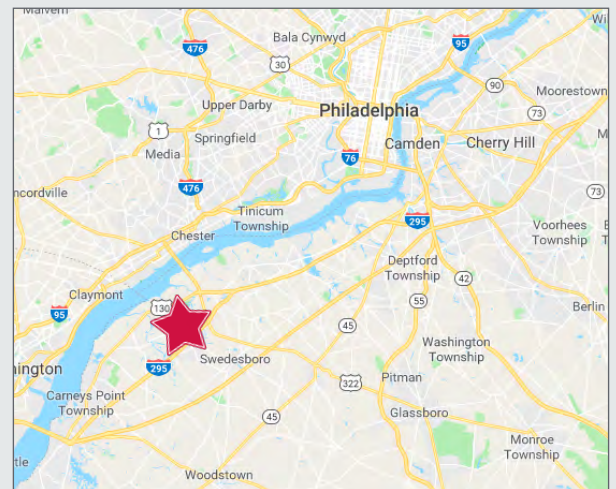


## Pureland Industrial Park

1 Killdeer Court | Bridgeport, NJ

### Property Description

- 77,453± SF available. Divisible as follows
  - Unit 1: 34,481 SF (3 docks, 1 drive-in)
  - Unit 2: 17,005 SF (2 docks)
  - *Units 1 & 2 can be combined for 51,486 SF*
  - Unit 5: 25,967 SF (4 docks)
- 103,241 SF multi-tenant flex building
- 20'-21' clear ceiling height
- 42' x 42' column spacing
- Ample power
- Abundant parking
- Campus setting
- Gas heat in warehouse, offices are air-conditioned



### Location Information

- 1.0 mile from Exit 10 of I-295
- 3.0 miles to Route 322
- 6.0 miles to NJ Turnpike (Exit 2)
- 6.3 miles to PA via Commodore Barry Bridge

For more information:

**Scott Mertz, SIOR**

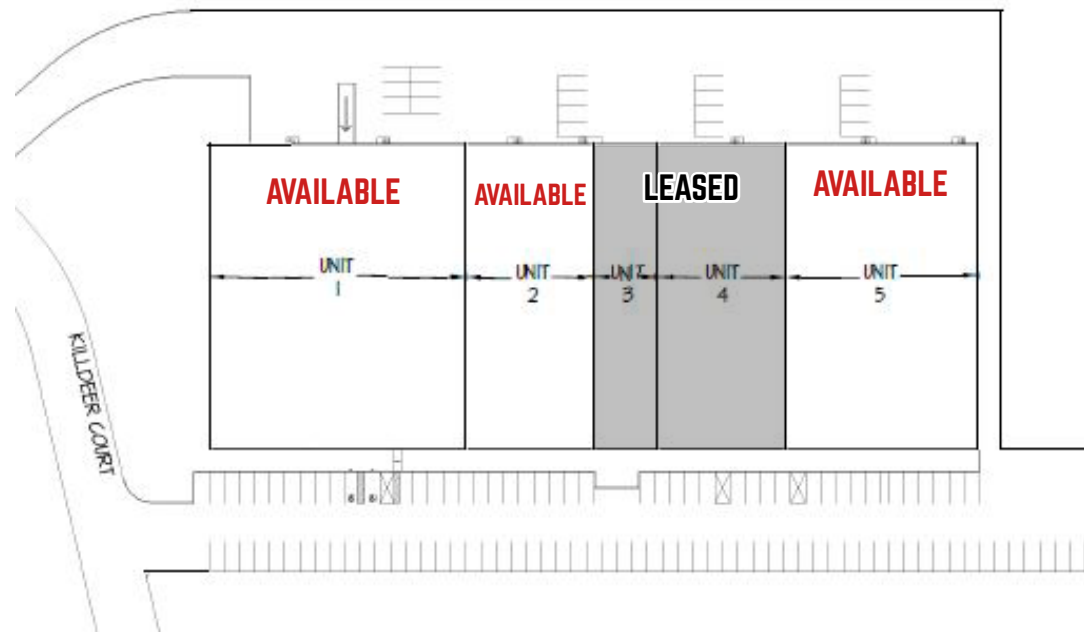
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# Building Plan One Killdeer Court



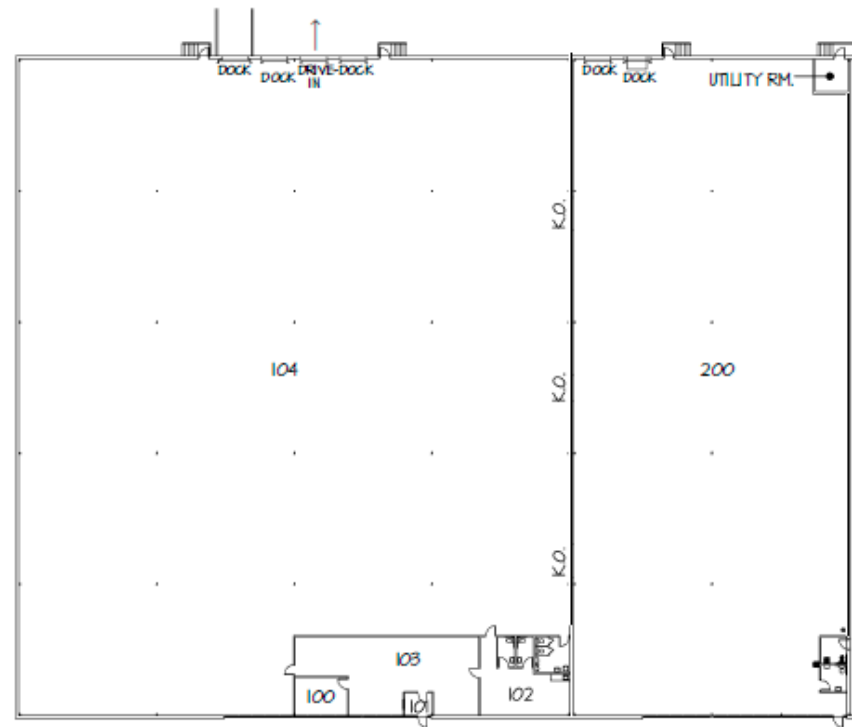
## FEATURES:

- 103,241 TOTAL SQ. FT.
- MECHANICAL SERVICE:
  - GAS HEAT
  - OFFICE AIR CONDITIONED
- TYPICAL STRUCTURAL BAY:
  - 42'-0" x 42'-0"
- (14) 8'-0" x 10'-0" DOCK DOORS
- (1) 10'-0" x 12'-0" DRIVE-IN DOOR
- 121 PARKING SPACES
- CLEARANCE HEIGHT:
  - MIN. = 20'-0"
  - MAX. = 21'-4"

## UNIT AREAS:

- UNIT 1 - 34,481 S.F.
- UNIT 2 - 17,005 S.F.
- UNIT 3 - 8,753 S.F.
- UNIT 4 - 17,035 S.F.
- UNIT 5 - 25,967 S.F.

# Units 1 & 2 Plan One Killdeer Court



## FEATURES:

- 51,486 SQ. FT. TOTAL
  - OFFICE: 2,265 S.F.
  - WAREHOUSE: 49,221 S.F.
- ELECTRICAL SERVICE:
  - UNIT 1: 480/208V, 208/120V  
3 PHASE, 400 AMPS.
  - UNIT 2: 277/480V, 120/208V  
3 PHASE, 400 AMPS.
- MECHANICAL SERVICE:
  - GAS HEAT
  - OFFICE AIR CONDITIONED
- TYPICAL STRUCTURAL BAY:
  - 42'-0" x 42'-0"
- (5) 8'-0" x 10'-0" DOCK DOORS
- (1) 10'-0" x 12'-0" DRIVE-IN DOOR

- CLEARANCE HEIGHT:
  - MIN. = 20'-0"
  - MAX. = 21'-4"

## APPROX. ROOM SIZES:

- 100 - 11'-8" x 16'-0"
- 101 - 7'-0" x 8'-6"
- 102 - 24'-2" x 27'-6"
- 103 - 24'-2" x 56'-4"
- 104 - 200'-6" x 168'-7"
- 200 - 200'-6" x 83'-8"