

Available for Occupancy - April 2020

150 Milford Road Warehouse/Distribution 615,000 SF Available for Lease

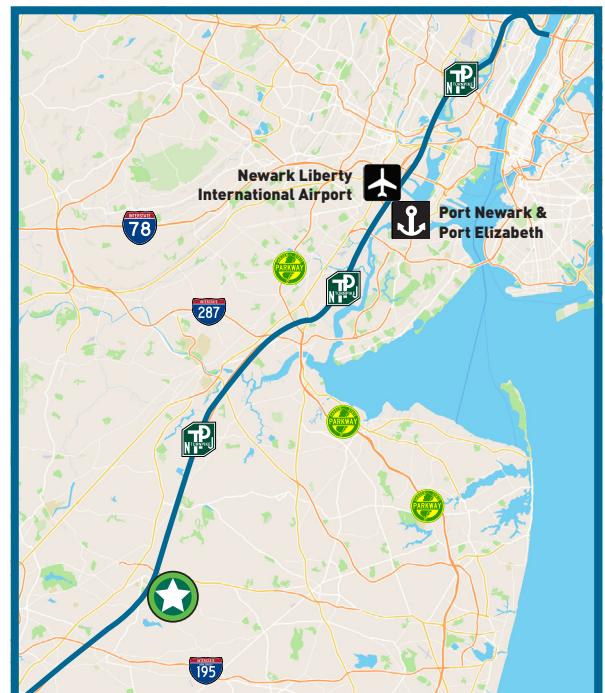
150 Milford Road | East Windsor, NJ 08520

Dermody, through CBRE as the exclusive listing agent, is pleased to present to the market for the first time, 150 Milford Road. Known as the headquarters of Conair, the building is just seconds away from New Jersey Turnpike Exit 8. The 615,000-square-foot complex—built in 1998 and expanded in 2003—offers users a unique opportunity for their own free-standing corporate headquarters. With abundant labor and central location, 150 Milford Road will be ready for occupancy by 2020.

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Outerbridge Crossing	27.7 miles
Goethals Bridge	34.8 miles
Newark Liberty International Airport	38.0 miles
Port Newark & Port Elizabeth	42.7 miles
Verrazano-Narrows Bridge	43.3 miles
Holland Tunnel	47.8 miles
Lincoln Tunnel	49.9 miles
George Washington Bridge	57.2 miles



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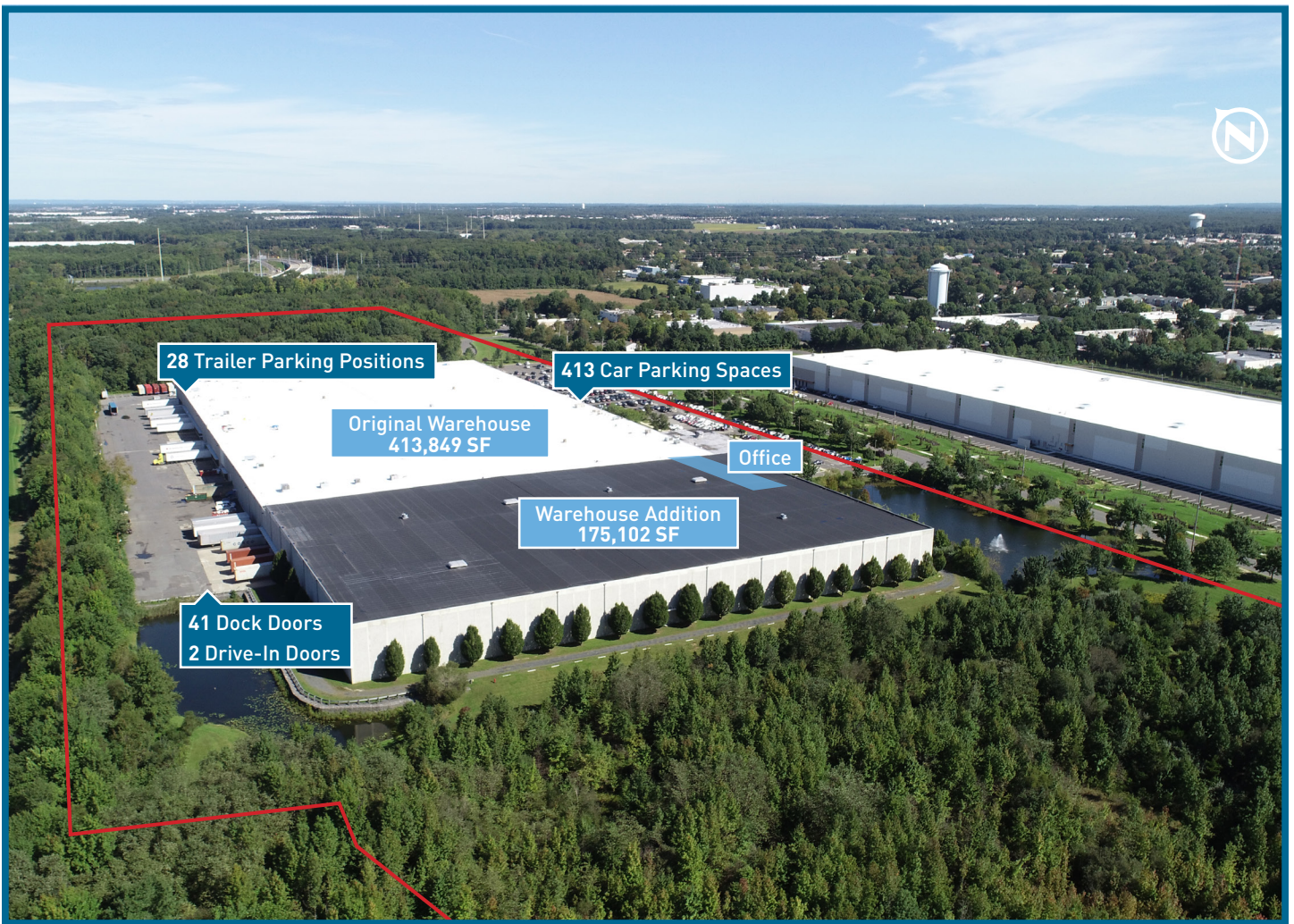
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Property Overview

Original Warehouse	413,849 SF
Warehouse Addition	175,102 SF
Office	20,042 SF
Office 2nd Floor	6,007 SF

Warehouse Building Dimensions: 501' x 1,176'	Dock Doors: 41 dock doors
Drive-In Doors: 2 Drive-Ins	Clear Height: Original Warehouse: 28' Warehouse Addition: 36'
Office Area: 26,049 SF	Racking: The racking in the Original Warehouse portion of the building is available
Column Spacing: North Building: 30'x32'; South Building: 36'x40' Warehouse Addition: 50'x60'	Fire Protection System: In-rack sprinklers & ESFR
Parking: 413 Car Parking; 28 Trailer Positions	Lighting: T-5 with motion sensors
Year Built: Original Warehouse: 1998 Warehouse Addition: 2003	Power: 2,000-amp system
Site Area: 51.49 Acres	Roof: The roof on the Original Warehouse portion of the building was replaced in 2018 and has 19 years remaining on its warranty

Site Plan





About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm, founded in 1960. The firm specializes in acquisitions and development of industrial real estate in strategic locations for Internet fulfillment centers, manufacturing, distribution, third party logistics, food packaging and distribution.



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