

703 BARTLEY-CHESTER ROAD

MOUNT OLIVE, NEW JERSEY

6 MILES TO I-80 @ EXIT 27

FOR LEASE: 844,373 SF REMAINING



FOR MORE INFORMATION, PLEASE CONTACT:

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WAREHOUSE RACKING



AERIAL SITE MAP

PROPERTY DESCRIPTION

BUILDING SPECIFICATIONS

| | |
|------------|--|
| Address | 703 Bartley-Chester Road, Mount Olive, NJ |
| Lot Size | 237 acres |
| Year Built | 1995 |
| Flood Zone | Site primarily within Zone C – outside out of special flood hazard area; small portion of site within 100-year flood plain Zone A3 |
| Zoning | G-I – General Industrial Zone District |

SQUARE FOOTAGE

| | |
|-------------|------------|
| Unit Size | 844,373 SF |
| Office Area | 33,999 SF |

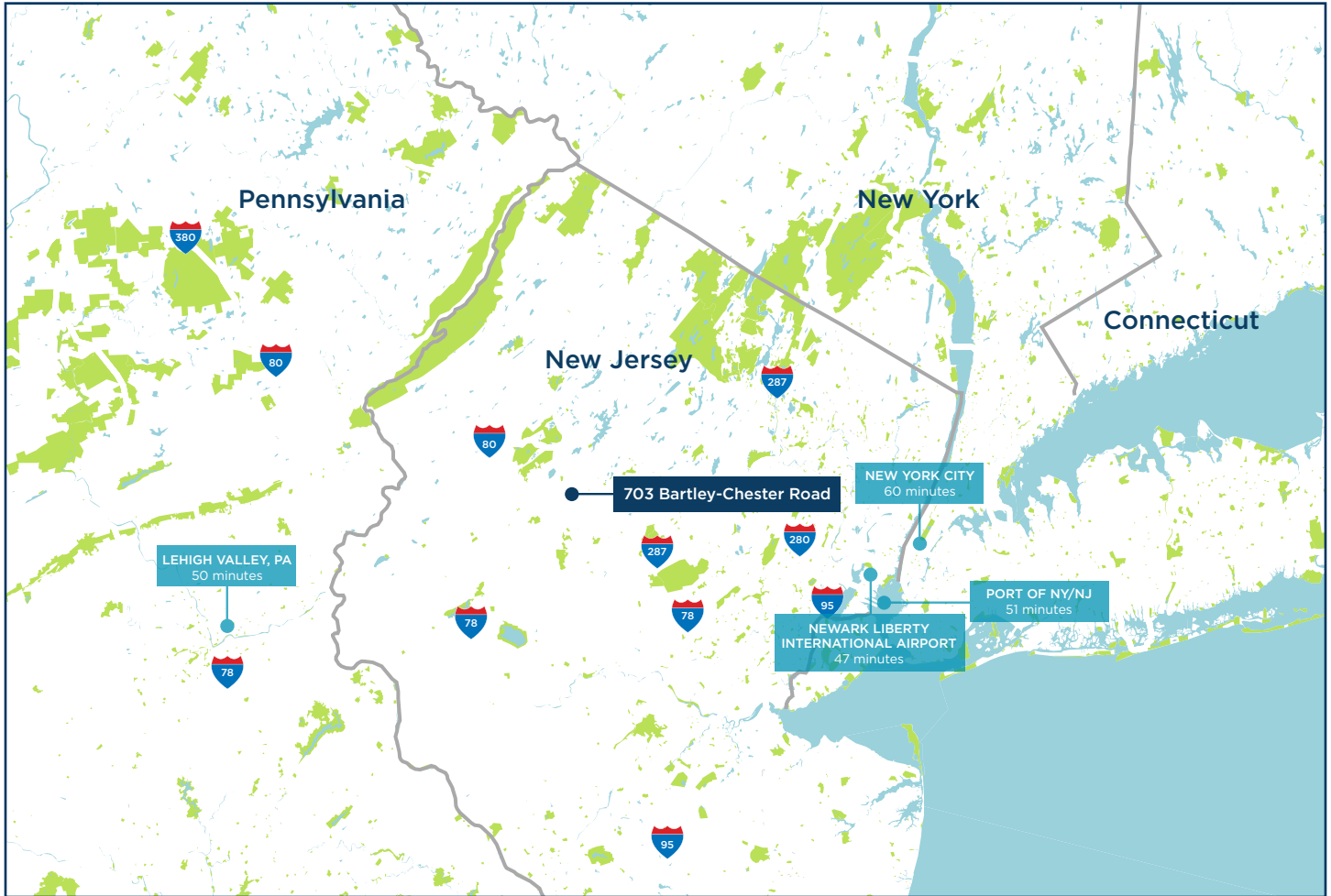
BUILDING DESCRIPTION

| | |
|---------------------------|---|
| Foundation | Reinforced Concrete; mostly 7" thick |
| Structure | Concrete and sheet metal |
| HVAC | Gas air make-up units |
| Power | 480V; amps to main distribution panel: 14,400 volts with step down to 4; pad mounted transformers – 2500A/3500A |
| Sprinklers | Euro in rack/Arm over in rack |
| Warehouse Lighting | T5 lighting |
| # of Dock-high Doors | 94 |
| # of Rail Receiving Doors | 10 |
| Column Spacing | 60' x 50' |
| Clear Height | 38' - 49' |
| Car Parking | 401 |
| Trailer Parking | ± 400 |
| Truck Court Depth | 175' - 300' |
| Roof | Galvanized ribbed sectional roof |
| Building Dimensions | 1625' x 800' (approx.) |

UTILITIES

| | |
|-------------|------------------------------|
| Electricity | Jersey Central Power & Light |
| Gas | UGI Utilities |
| Water | Township of Mount Olive |
| Sewer | Township of Mount Olive |

LOCATION MAP & TRANSPORTATION



TRANSPORTATION & TRUCKING ROUTES

INTERSTATE 80 (5 miles from the Property) is the second longest interstate highway in the United States after I-90. It connects downtown San Francisco with the George Washington Bridge in New York City. In New Jersey, I-80 provides access to the consumer markets in Morris, Essex, Passaic, and Bergen Counties and links to I-287, Route 46, the Garden State Parkway and the NJ Turnpike/I-95. It also connects with I-280, offering an alternate route to the Garden State Parkway, NJ Turnpike and Port Newark/Elizabeth.

INTERSTATE 287 (13 miles from the Property) is a toll-free road and the only loop road encompassing the entire New York City Metro area that also provides access to Northern and Central New Jersey, Rockland, Orange, and Westchester Counties, in addition to all five boroughs of New York City.

INTERSTATE 78 (14 miles from the Property) is a limited access, toll free highway running 144 miles from Interstate 81 northeast of Harrisburg, PA through Allentown, PA and western and northern New Jersey, to the Holland Tunnel and Lower Manhattan, serving as a major link between the NY/NJ ports.

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