

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

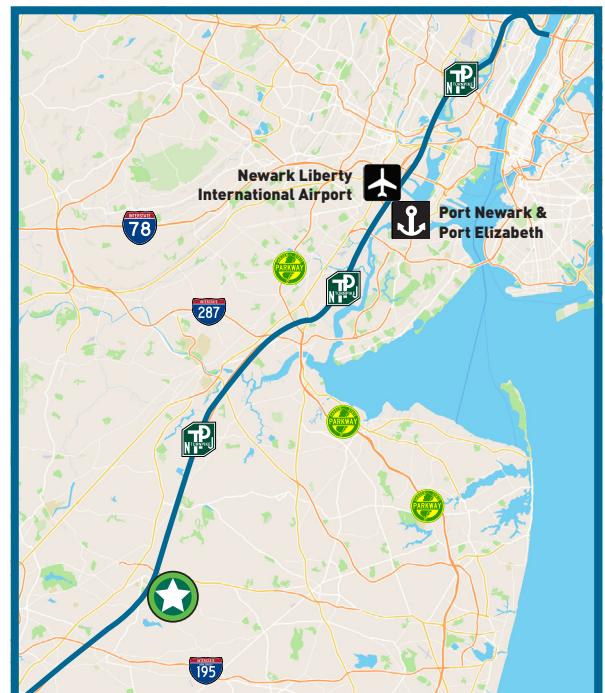
150 Milford Road | East Windsor, NJ 08520

150 Milford Road in East Windsor, NJ is undergoing several planned improvements by the ownership, Dermody Properties. The +615,000-sf property with 413 auto spaces available includes +413,849 original sf and the addition +175,102 sf. Planned improvements include: existing racking and conveyor systems to be removed, upgrade sprinkler system to ESFR, supplement warehouse lighting, remove all warehouse mezzanine, add 10 new docks positions, repave truck court, and to replace or repair truck apron. The property will be ready for occupancy in April 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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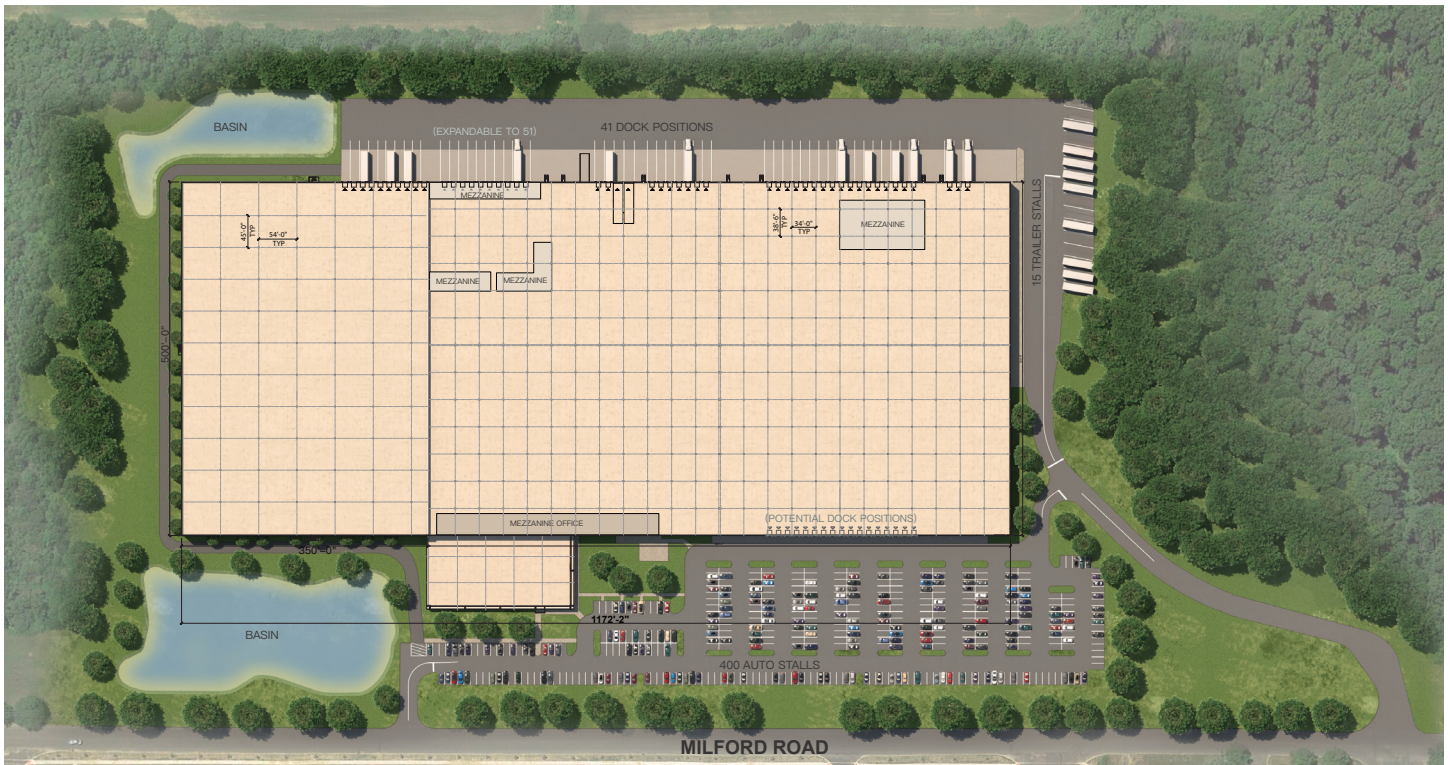
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Property Overview

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 (expandable to 56)
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 real estate investment, development and management firm. The company specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 83 million square feet of industrial space. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, New Jersey and Nevada. For more information visit www.Dermody.com



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