

# MIDPOINT

LOGISTICS CENTER

152 Route 206, Hillsborough Township, New Jersey

[cbre.us/midpoint](https://cbre.us/midpoint)

**CBRE**



## BUILDING SPECIFICATIONS

BUILDING FOOTPRINT	±250,000 sq. ft.	TRAILER PARKING	Up to 60 trailer spaces with concrete dolly loading pads, plus additional trailer spaces potentially available at southwest corner of the building site
LOT SIZE	± 80 acres		
OUTSIDE STORAGE	±14 acres: additional parking or laydown area		
OFFICE SPACE	3%	CAR PARKING	± 54 spaces - additional possible
CEILING HEIGHT	36' clear	ELECTRIC POWER	3,000 Amps, 480V to the building; PSE&G electric and gas service.
COLUMN SPACING	54' x 50' typical, 60' speed bays	SPRINKLER SYSTEM	ESFR
LOADING DOCKS	20 9' x 10' insulated doors; 35,000 lb. mechanical pit levers; additional tailgate doors possible	WAREHOUSE HEAT	Wall mounted, gas-fired unit heaters
DRIVE-IN DOORS	2 (14' x 16')	WAREHOUSE LIGHTING	LED. 25 Foot Candle (FC) at 36" above floor
		FLOOR	1,000 lbs live load; 7" reinforced concrete
		TRUCK COURTS	60' concrete aprons
		RAIL	Possible



Located on Federal Government land. Building Infrastructure Improvements are not subject to township reassessment upon completion. Please visit our website at [cbre.us/midpoint](https://cbre.us/midpoint) for more information.

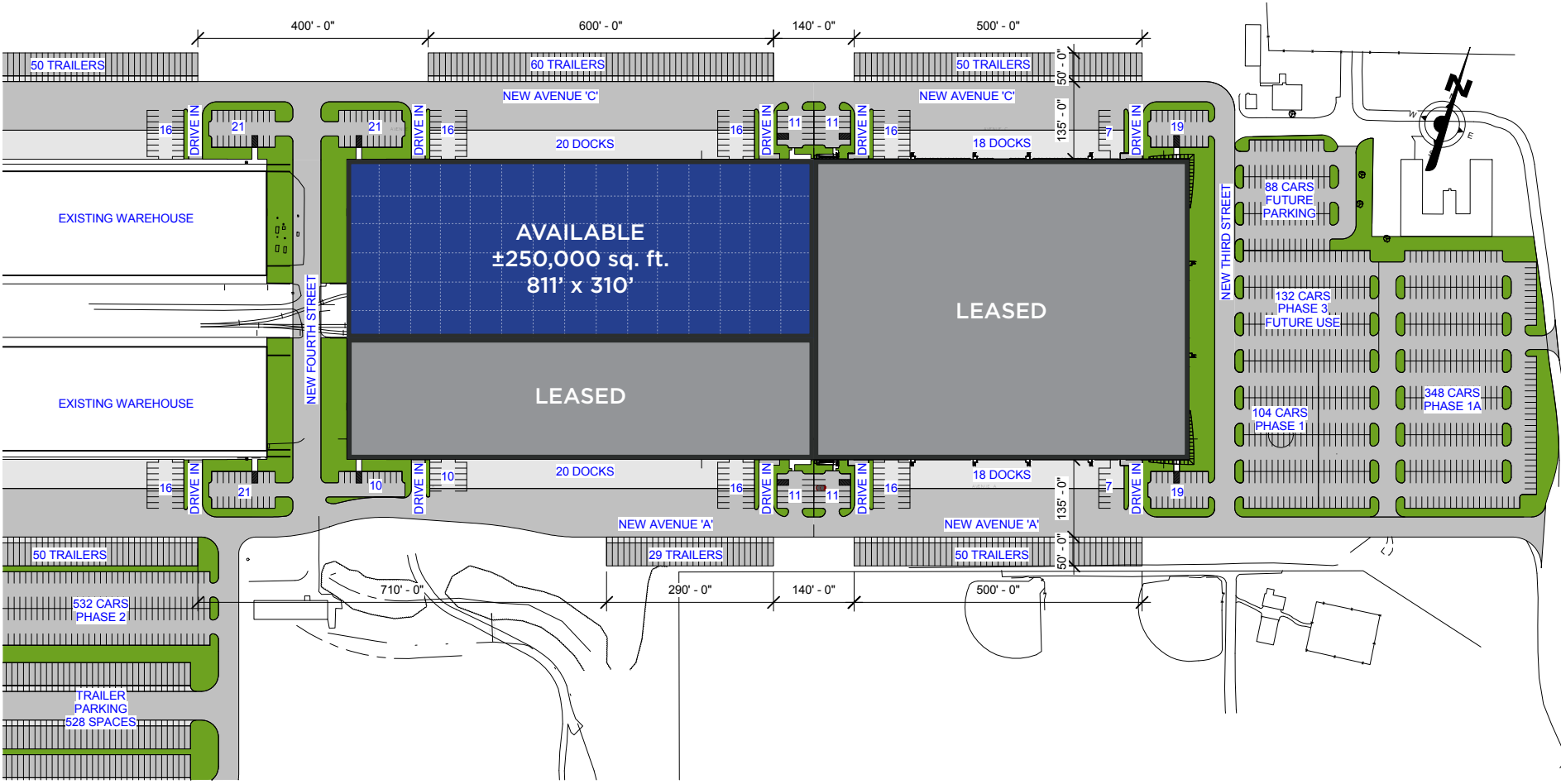
# BUILDING PHOTOS



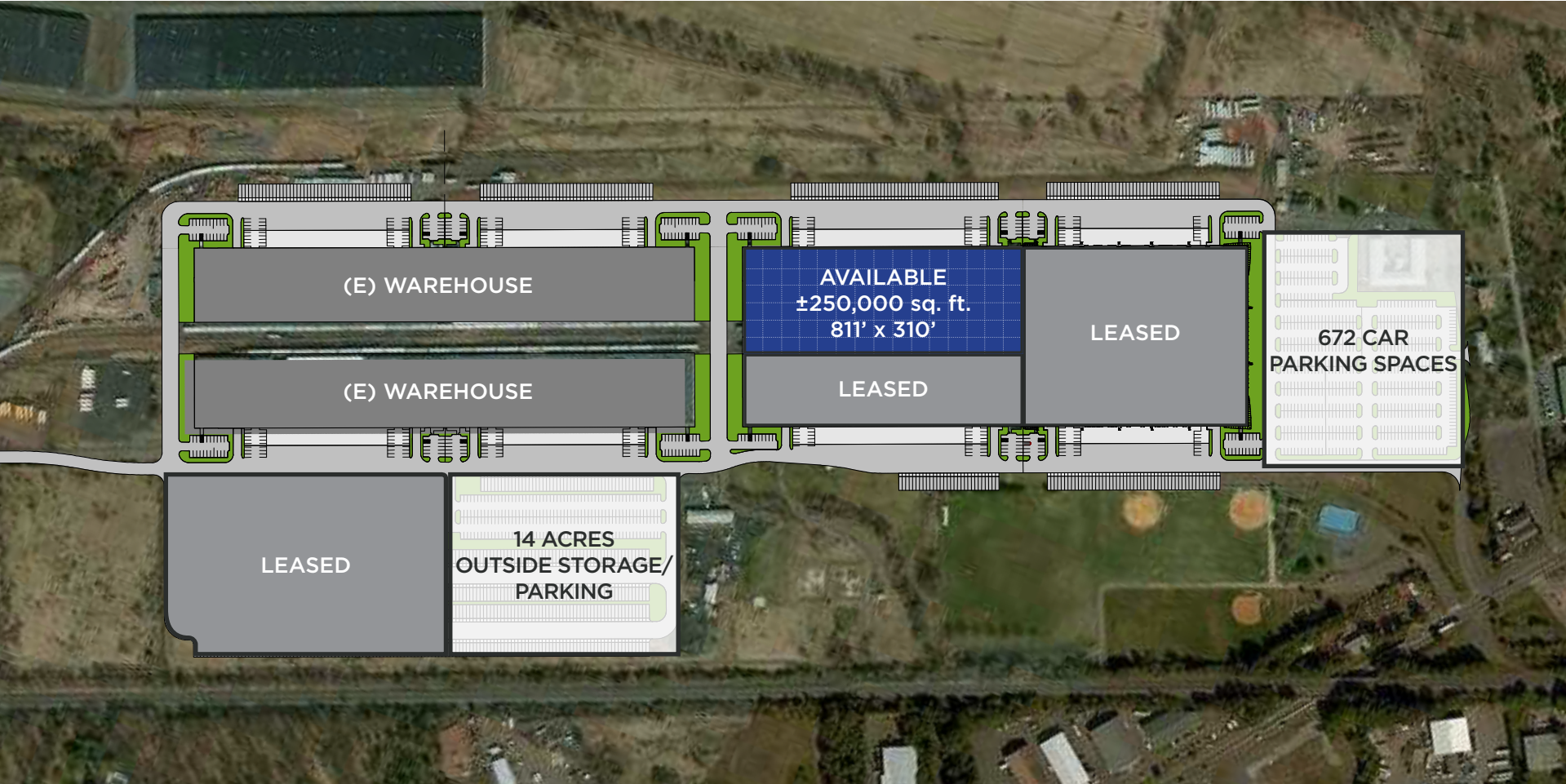
# SITE PLAN



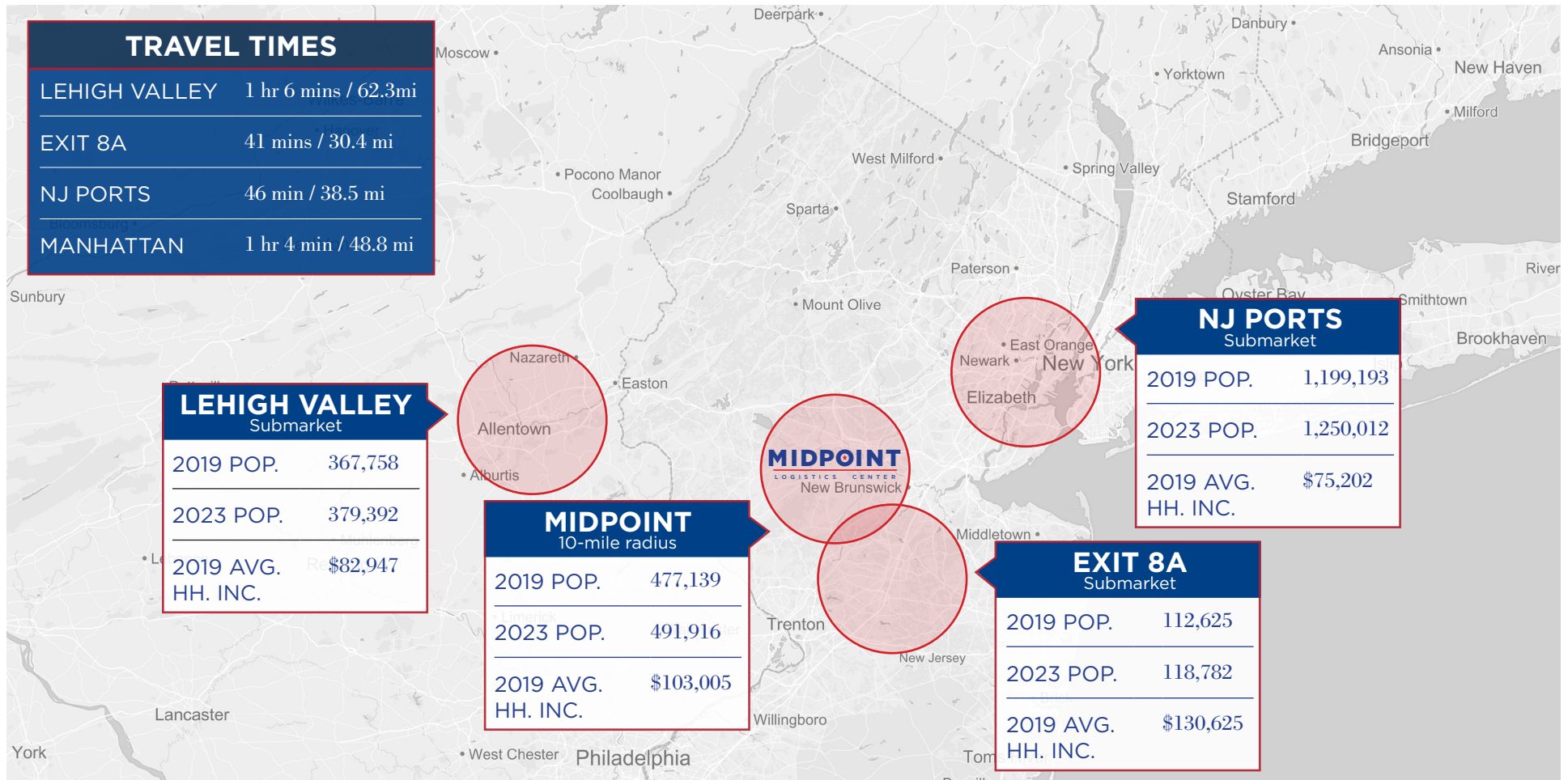
# SITE PLAN



# SITE AERIAL

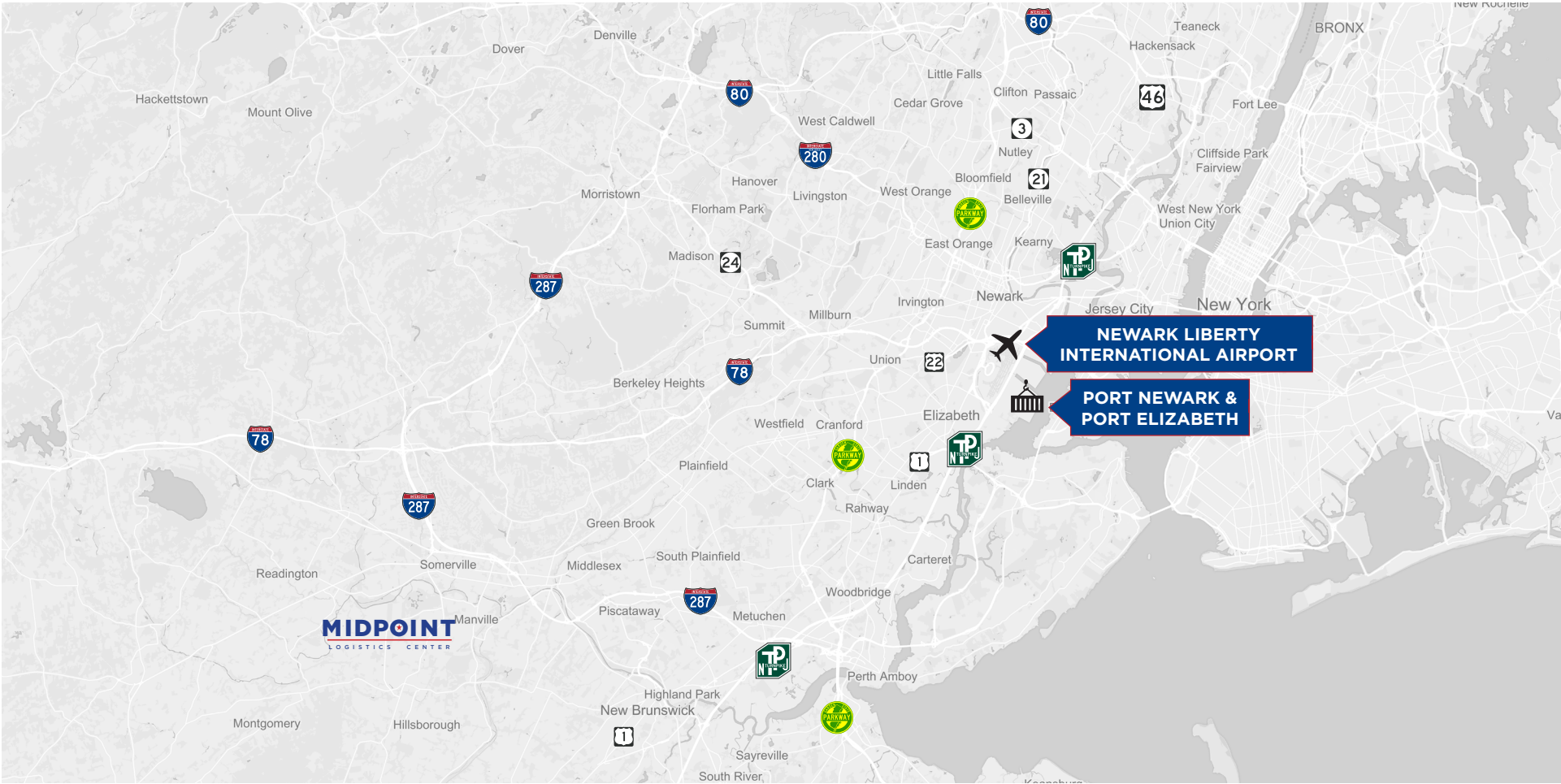


# TRAVEL TIMES & POPULATION



Source: CBRE Research, Q1 2019.

# REGIONAL MAP



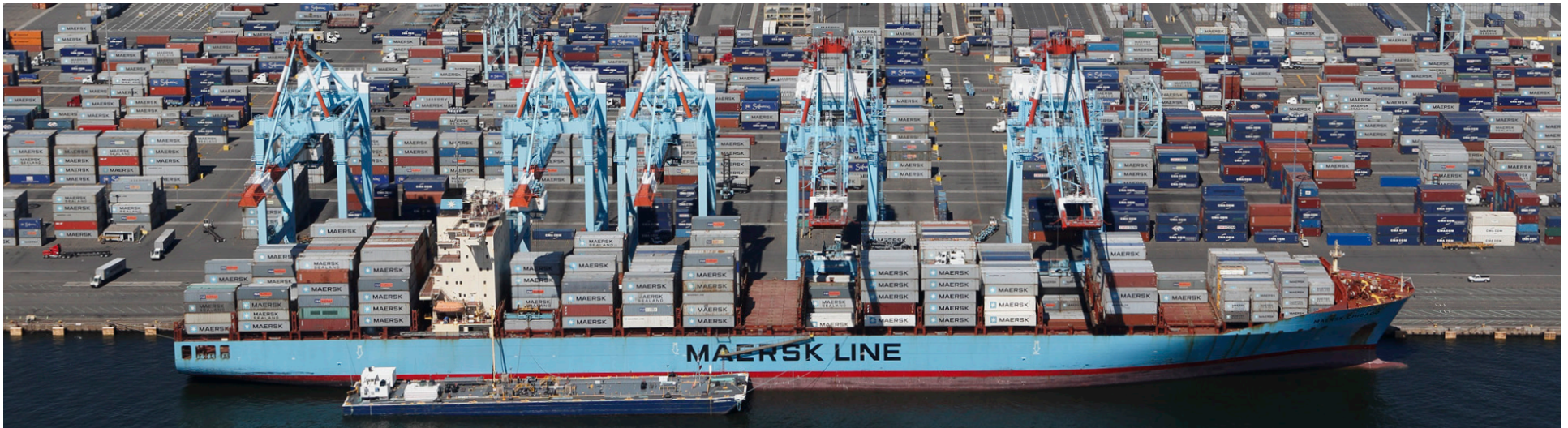


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