



For Lease

Industrial warehouse development, quarter mile from Interstate 287, I-95/NJ Turnpike, Exit 10

- 117,875 SF state-of-the-art free standing industrial building
- +/- 13 acre site
- Early 2018 delivery
- May divide
- 36' clear ceiling height
- 50' x 54' column spacing
- Quarter mile from I-287, Exit 4 and 3 miles to the NJ Turnpike, Exit 10
- Access to robust labor pool
- Low taxes
- Shopping, hotels and restaurants close by
- Corporate neighbors include: Pepsi Cola, AT&T and Campbell's Soup Company

117,875 RSF

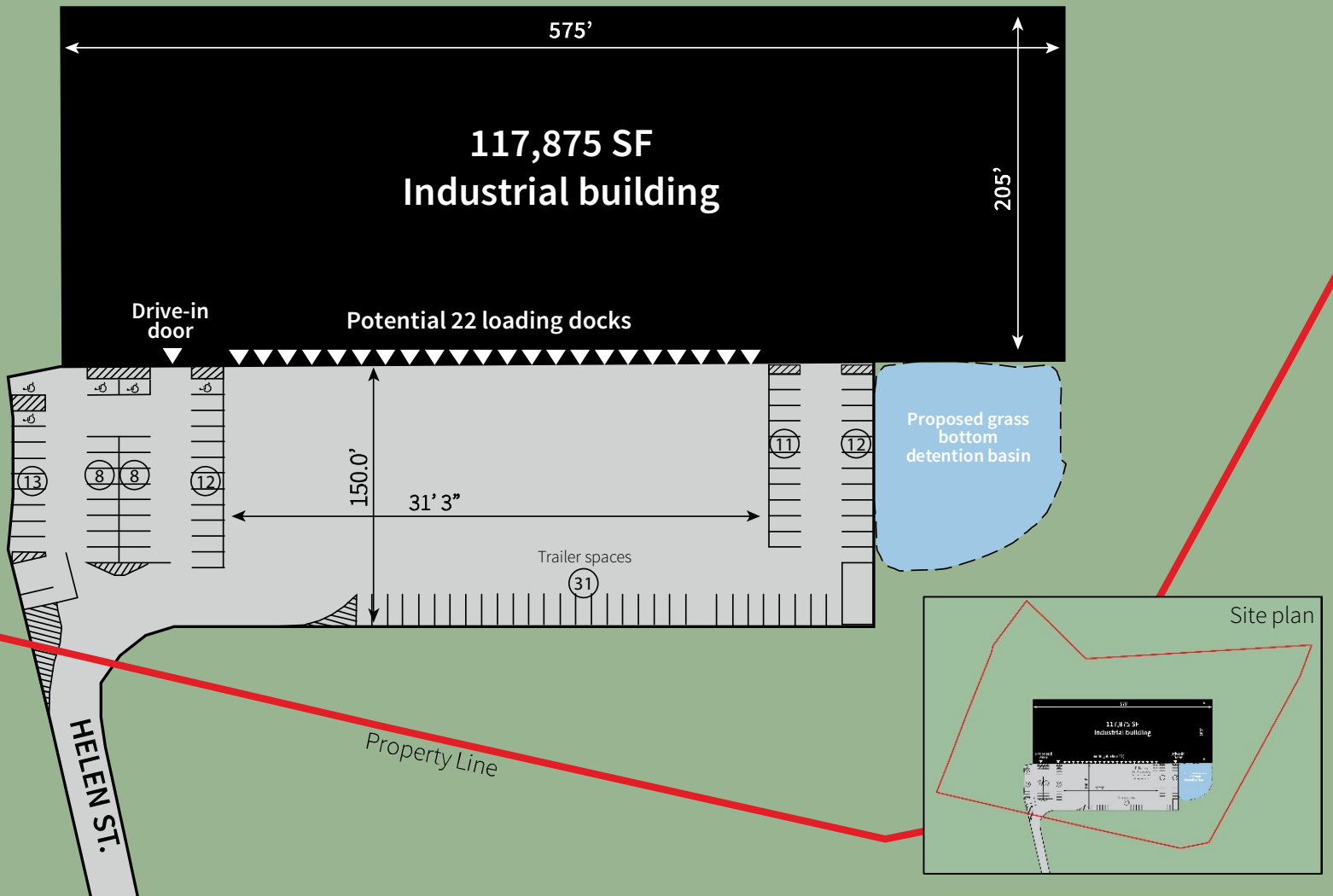
**303 Helen Street
South Plainfield, NJ**

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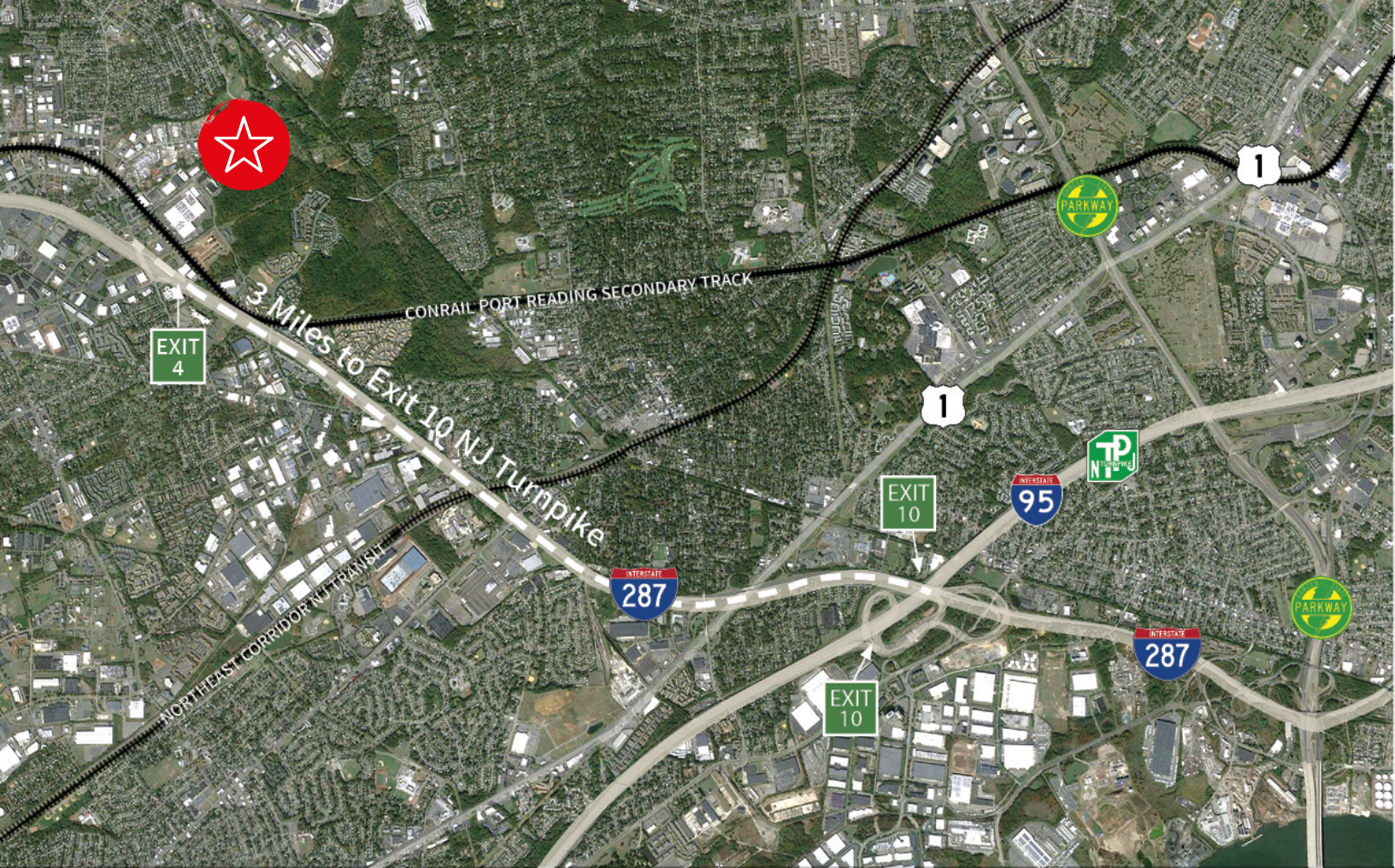
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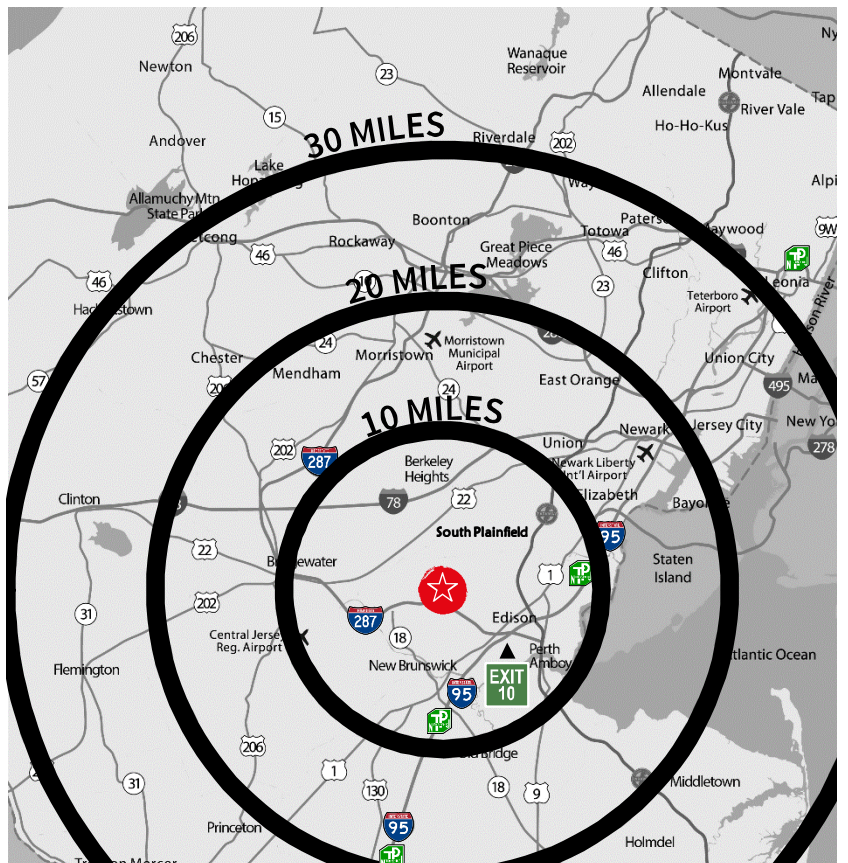
303 Helen Street, South Plainfield Specifications

Building dimensions	575' x 205'	Construction	Precast concrete, free standing industrial building
Office space	± 6,000 SF or to suit	Electric	800 amps, 3 phase electric service or to suit
Warehouse space	111,875 SF	HVAC	Gas mounted units
Ceiling height	36' clear	Lighting	T-5 motion sensor
Column spacing	50' x 54'	Fire Suppression	ESFR sprinkler system
Loading docks	Up to 22 fully equipped	Roof system	Fully adhered 60 mil EPDM over insulation
Drive-in doors	One 14' x 15' overhead	Floor system	6" thick 4,000 PSI concrete fiber reinforced
Truck court	150' with concrete apron	Car parking	97 spaces



Convenient access

NJ Turnpike, Exit 10	3 mile
Newark Liberty International Airport	20 mile
Port Newark/Elizabeth	23 mile
New York City	31 mile
LaGuardia Airport	42 mile
John F. Kennedy International Airport	42 mile
Philadelphia	63 mile





Location

- Quarter of a mile from I-287, Exit 4
- 3 miles to I-95/NJ Turnpike Exit 10
- Convenient to Routes, 1, 9, 18, 22, 27 and the Garden State Parkway
- 20 minutes from amenity rich downtown New Brunswick and Bridgewater
- Access to abundant labor pool
- Double lane access on and off I-287 to Exit 10 I-95/NJ Turnpike

