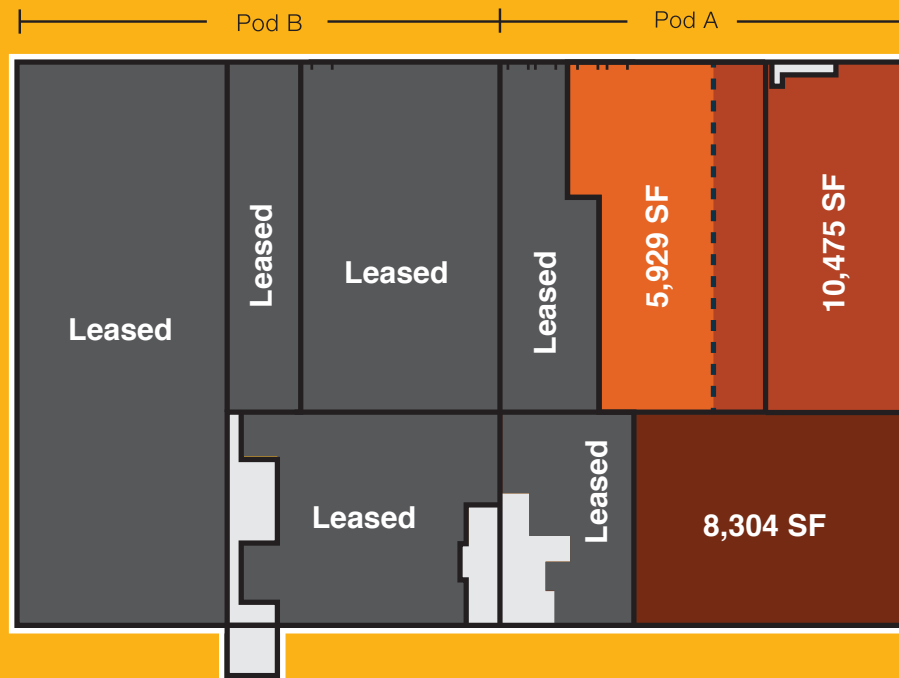


EXPLORE

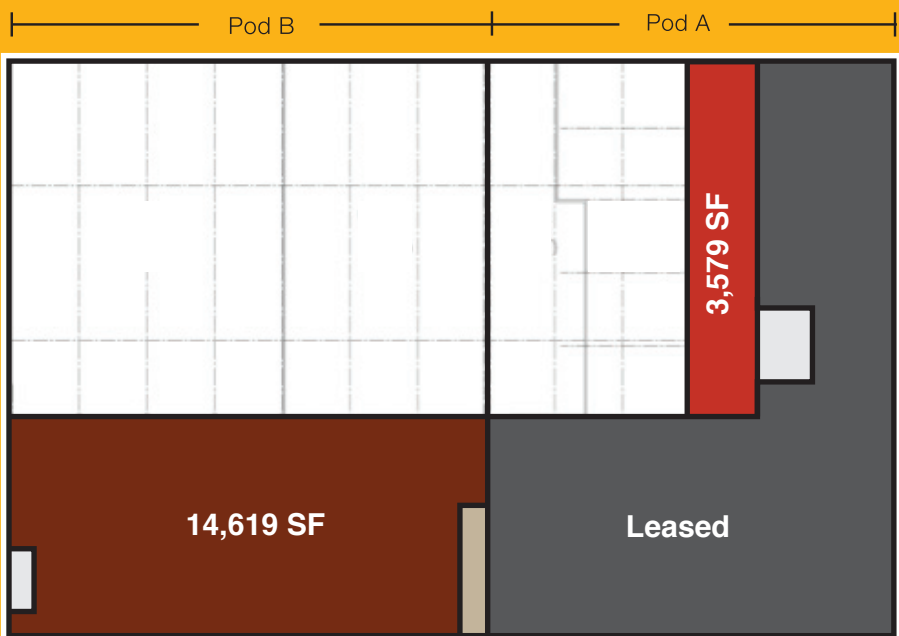
FACTS & STATS

Your Business Opportunities



OFFICE WAREHOUSE FLEX LEASED

BUILDING II



OFFICE WAREHOUSE MEZZANINE LEASED

SITE INFORMATION

Lot 11 & 11.01, Block 80
 Zoning GI – General Industrial
 Fiber Verizon
 Telco Verizon, AT&T, and Sprint
 Gas PSE&G
 Electric JCP&L
 Water Elizabethtown Water Company
 Sewer Warren Township Sewer Authority



Year Built:	1980
Renovations Include:	<ul style="list-style-type: none"> • Refurbished Façade • Resealed Roof • Repaved • New Access Road to Technology Drive North • New Signage
Building Size:	+/- 105,000 Square Feet Total Existing Expandable to +/- 146,000 Square Feet
Pod A	28,287 SF Total
First Floor	8,304 SF Office 5,929 SF Warehouse 10,475 SF Flex
Second Floor	3,579 SF Office / Mezzanine
Pod B	
Second Floor	14,619 SF Office
Pod C	41,000 Square Feet PROPOSED
Warehouse Roof Height:	21'4" clear to underside of beams
Loading:	2 tailboards available in Pod A warehouse
Parking:	227 spaces / 2.1 per 1,000 SF
Life Safety:	Fully sprinklered
Foundation:	Reinforced concrete slab on grade with isolated footings under columns and exterior walls.
Structure:	Two (2) story office and warehouse. Second floor office is concrete slab on metal frame and decking supported by steel purlins. Due to the topography the building is divided into 2 sections that step down the grade. Each section is separated by a concrete block wall that extends above the roof deck.
Roof:	Office area has a built up membrane roof over metal deck and the warehouse has a pitched pre-engineered metal roof that has been structurally reinforced.
HVAC:	To be provided in office areas by roof top units and distributed by a variable air volume system.
Elevator:	One (1) 3,000 lb capacity, hydraulic elevator, manufactured by International Elevator installed in 2002.
Electrical:	480/277 Volt, 3 phase, 4 wire, 800 amps for each Pod
Generator:	Kohler 230kW/50Hz Generator Available

LOCAL AMENITIES



Hotels

- Courtyard by Marriott, Basking Ridge, NJ
- Hotel Indigo, Basking Ridge, NJ
- Somerset Hills Hotel, Warren, NJ

Corporate Neighbors

- Anadigics
- Celgene
- Horizon Group
- Citigroup
- Boehler Engineering
- Verizon Wireless

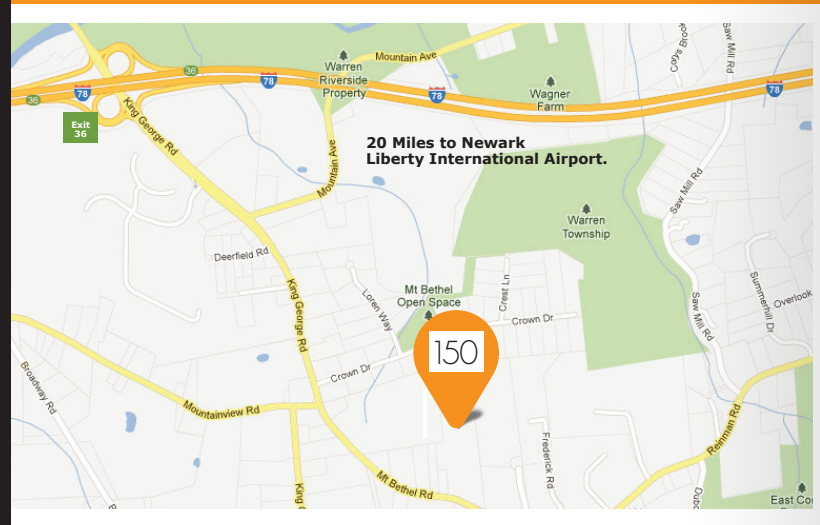
Restaurants & Delis

- Alfie's Ristorante Italian
- A&G Italian Fine Food
- Café Verona
- Ciro's Deli
- Country Squire Restaurant
- Il Forno
- Jose's Mexican Cantina
- La Strada Pizzeria
- Mr. Pi's Sushi II
- Presto's
- Rolf's
- Sapporo Sushi
- Scarpellino's Restaurant
- Silk Road
- Starbucks
- Stone House at Stirling Ridge
- Torino Restaurant & Trattoria
- Up Root
- Vincent's
- Warren Bagel & Deli
- Warren Deli



DISCOVER

The Advantages



FOR MORE INFORMATION PLEASE CONTACT:

Robert S. Ryan 973.404.1543 RS.Ryan@am.jll.com	Jon Compitello 973.939.3875 Jon.compitello@am.jll.com
---	--

