

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

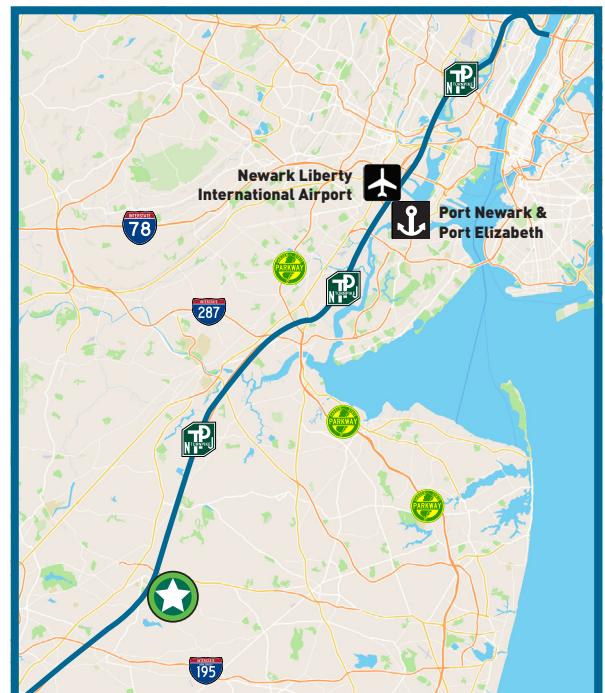
150 Milford Road | East Windsor, NJ 08520

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.

A Dermody Properties project represented by:

Mindy Lissner
Executive Vice President
CBRE
T + 1 732 509 2831
mindy.lissner@cbre.com

Steven Beyda
Senior Vice President
CBRE
T + 1 732 509 2812
steven.beyda@cbre.com



| | |
|--------------------------------------|------------|
| 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 |



dermody.com



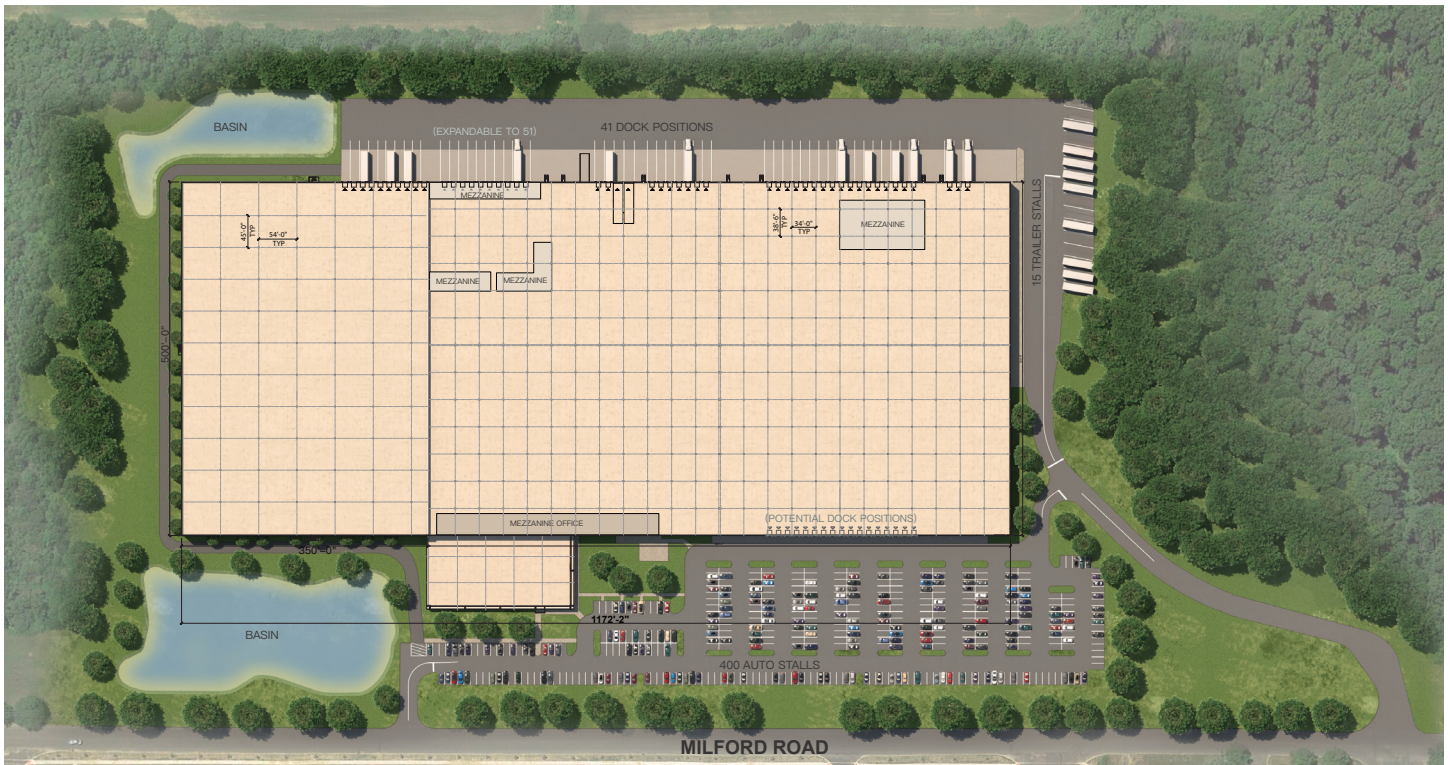
cbre.us

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



Dermody.com



CBRE | 2 Tower Center Boulevard | East Brunswick, NJ 08816 | +1 732 509 2800

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.