

INDUSTRIAL BUILDINGS FOR SALE

CORPORATE / INDUSTRIAL / OFFICE PARK



PROPERTY SALE OFFERING

495 WESTON CANAL ROAD
FRANKLIN TOWNSHIP, NJ
(SOMERSET COUNTY)



**RESOURCE
REALTY**

Corporate Real Estate Services

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A NEW CORPORATE INDUSTRIAL PARK is planned in Franklin Township, New Jersey, just off the 4 way Weston Canal Road interchange on Interstate 287.

WE ARE OFFERING INDUSTRIAL BUILDINGS **FOR SALE**

- The Park will have access to the 4 way Weston Canal Road interchange on Interstate 287.
- ± 20 Single story buildings will be constructed ranging in size from 28,000 square feet to $\pm 44,000$ square feet

- **ALL BUILDINGS WILL FEATURE**

- Masonry and steel construction
- Truck docks
- Off street parking
- Grade level door
- Office space to suit

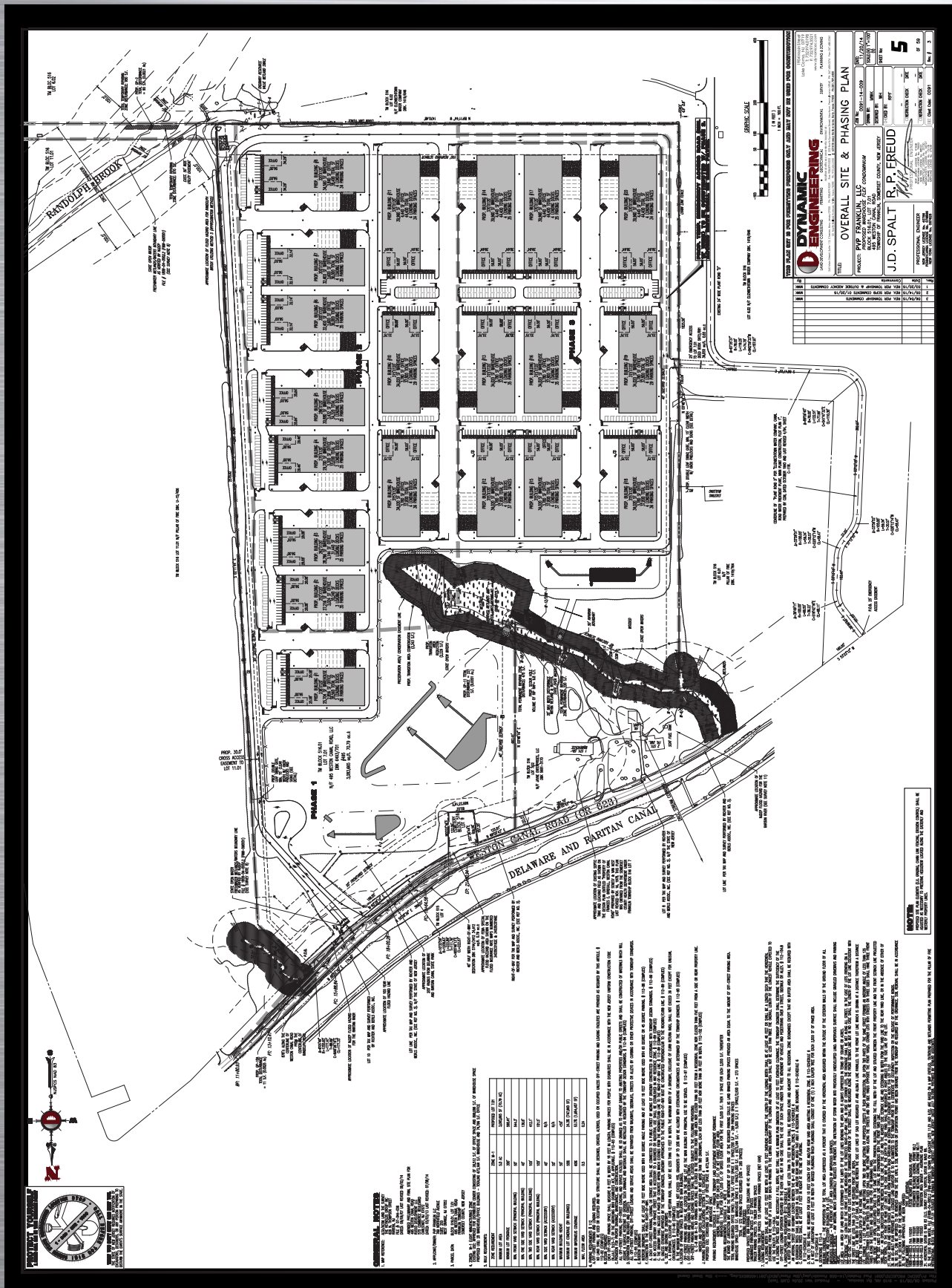
- **FINANCING AVAILABLE TO QUALIFIED PURCHASERS.**

BUILDING #1: 28,000 square feet

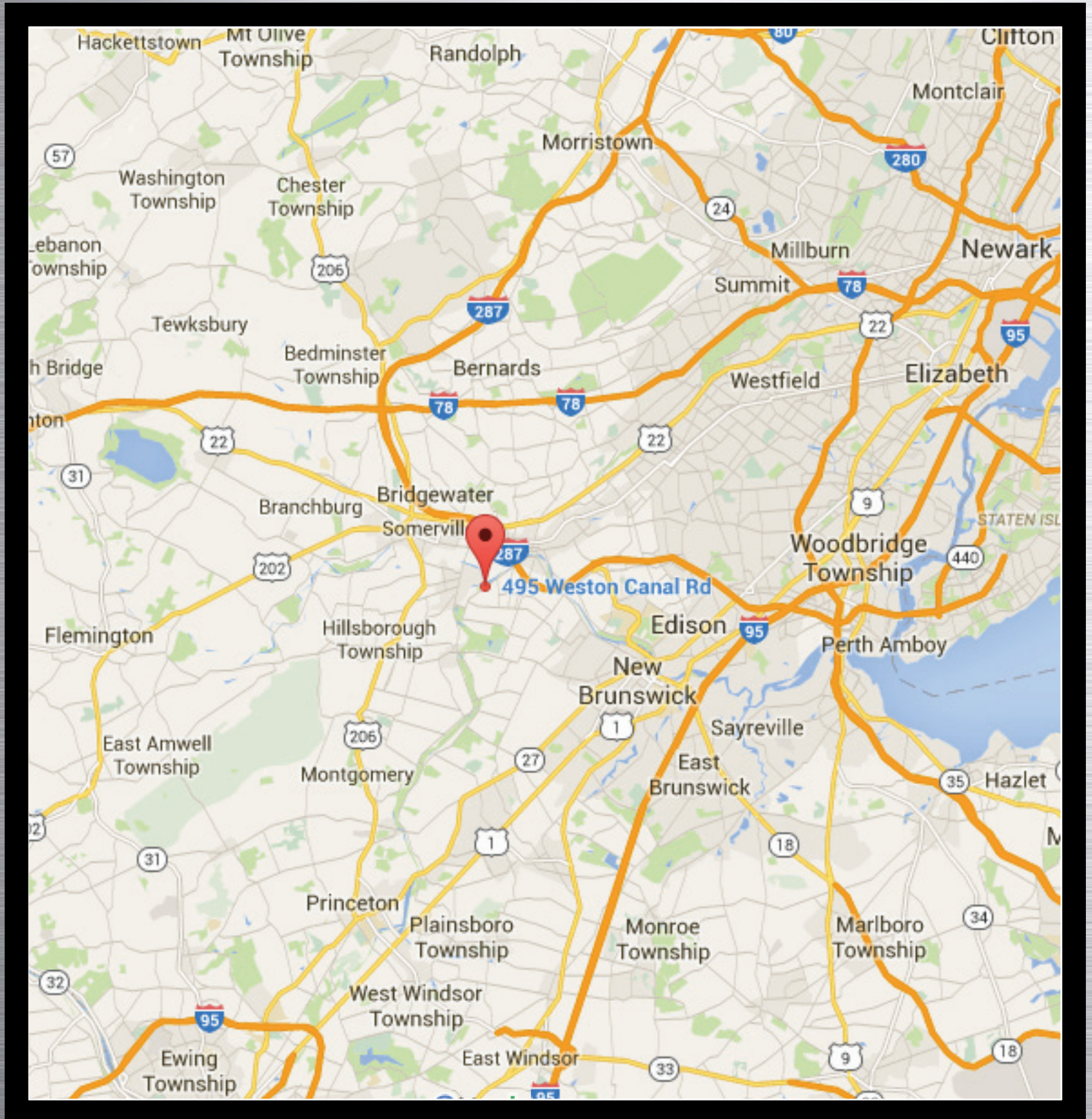


SITE PLAN

495 WESTON CANAL RD



AERIAL MAP 495 WESTON CANAL RD



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PHOTOS

495 WESTON CANAL RD



PHOTOS

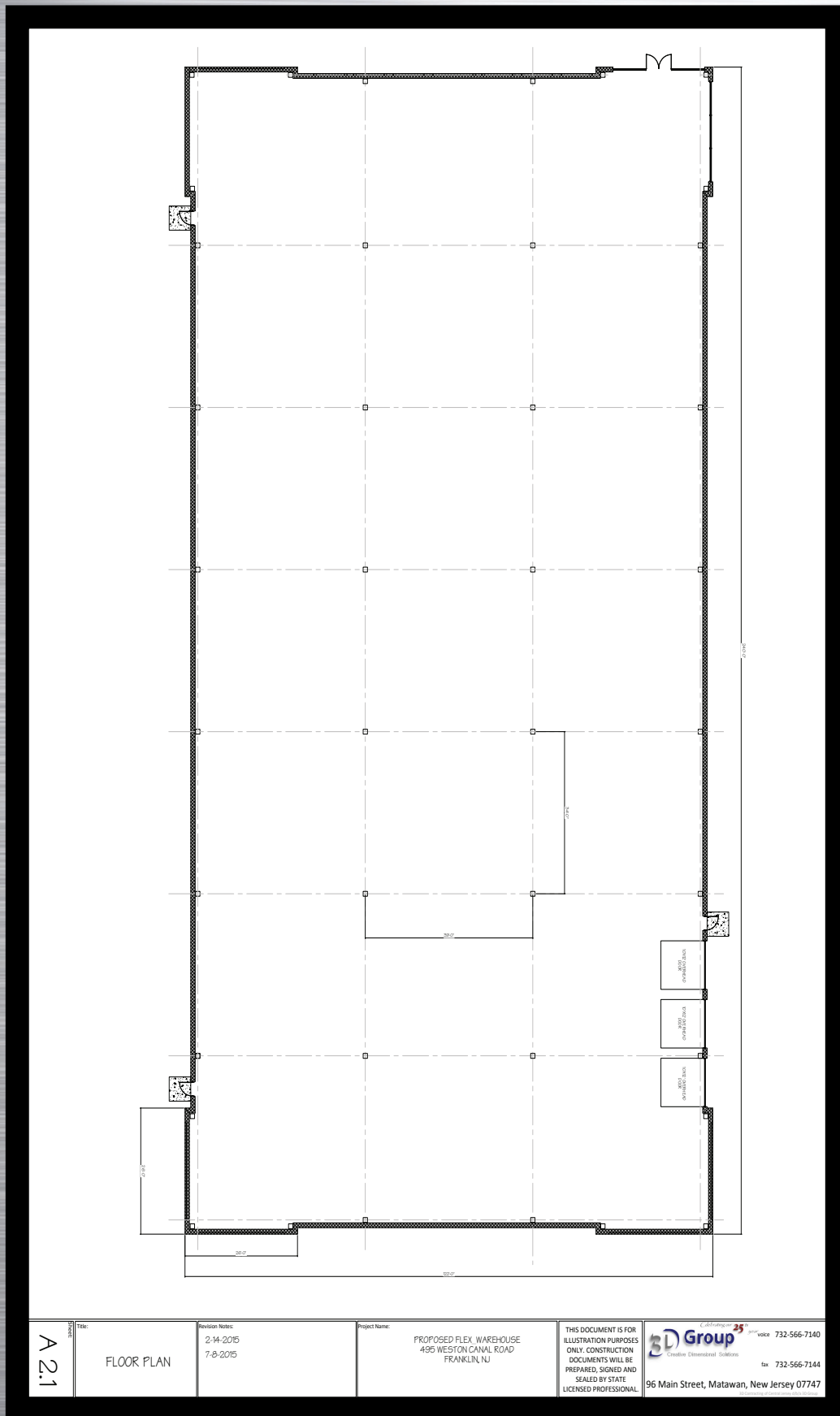
495 WESTON CANAL RD




RENDERINGS 495 WESTON CANAL RD



FLOOR PLAN 495 WESTON CANAL RD



A.2.1	Title: FLOOR PLAN	Revision Notes: 2-14-2015 7-8-2015	Project Name: PROPOSED FLEX WAREHOUSE 495 WESTON CANAL ROAD FRANKLIN, NJ	THIS DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY. CONSTRUCTION DOCUMENTS WILL BE PREPARED, SIGNED AND SEALED BY STATE LICENSED PROFESSIONAL.  96 Main Street, Matawan, New Jersey 07747 732-566-7140 732-566-7144
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PRICING

495 WESTON CANAL RD

BUILDING STANDARD

Concrete

- Slab - 6" THK - 3,000PSI concrete
- Slab concrete hardener
- Site Concrete - no aprons / no dolly pad
- 2"x2' horizontal / 2' vertical slab insulation
- 8" concrete exterior wall panels insulated R19
- (3) 4" 4'x5' concrete man door landing

Structural Steel

- Post / beam / metal deck on joist - 24' clear
- (1) 2'x2' roof scuttle
- (1) roof access ladder with cage

Wood

- 2"x pressure treated wood blocking roof curbs
- 2"x pressure treated wood blocking parapet

Thermal / Moisture Protection

- .045 TPO 15 year warranty membrane roof
- Mechanically fastened TPO membrane
- 3" thick polyisocyanurate roof insulation R38
- No walk pads
- No sky lights
- Gutters / down spouts
- .040 aluminum gravel stops Kynar finish
- .040 aluminum conductor heads Kynar finish
- Backer rod / caulk at exterior wall panel joints

Man Doors / Hardware - exterior

- (3) 3'x7' insulated metal door / frame
- Standard commercial hardware

Canopy

- (1) 4'x16' canopy over entry
- Aluminum soffit
- (2) recessed LED down lights
- Tension cables with clevis

Loading Dock Doors

- (3) 10'x12' Sectional overhead aluminum door
- Non-insulated sectional overhead door
- Manual operated
- Sectional door
- No air curtain

Loading Dock Equipment

- No loading dock equipment

Storefront

- (1) 14'x14' insulated windows with (1) double door

Building Mounted Identification Sign

- No signage

Painting

- Exterior "Ultra Crete" over concrete wall panels
- Primed structural steel / roof deck / joist

Fire Suppression

- Ordinary hazard design
- Wet system

Plumbing

- 4" PVC sewer lateral - below slab
- 2" water service connection
- No warehouse restroom / breakroom
- 2" high pressure gas piping to unit heaters
- (4) regulators to unit heaters

HVAC

- (4) Gas fired unit heaters in WH - heat only
- No ventilation

Electrical

- 400A - 120/208V - 3 phase service entry
- No subpanel in warehouse area
- (55) T5 high bay fluorescent in warehouse
- T5 high bay fluorescent fixtures
- (3) Loading dock light fixture with double duplex
- Fork lift battery charging station (3) stations
- (10) Column mounted emergency lights
- (4) Remote egress light fixtures
- 12/2 MC cable 120V circuits for unit heaters
- (8) Ceiling fans
- (1) 150A - 120/208C 3 phase panel - office area
- (2) 20A sign circuits

Office Build-Out

- No demising wall
- No office build-out

Site Improvements

- 10'x20'x6" concrete trash enclosure slab
- Board on board trash enclosure fence w/ gates
- No drive-in ramp
- (4) 275W MH wall pack exterior light fixtures
- Shoe-box style site light fixtures
- Dedicated vehicle parking lot
- (3) heavy duty paved WB-65 bays
- Landscaping with grass area
- City water connection for irrigation
- Concrete curbs / sidewalks
- Underground roof drain collection system
- Underground storm water collection system
- Surface storm water basins
- Chain link security perimeter fencing
- Double swing security entry gates w/ hardware
- Shared sanitary pump station
- 60' wide truck drive isles
- 26' wide vehicle drive isles
- Underground electric service
- Underground telephone / cable
- Industrial park directory signage with company names
- Parking lot area lighting

BUILDING UPGRADES

Concrete

Slab - 8" THK or thicker / 4,000PSI or greater concrete
Slab - concrete sealer
8" THK aprons / dolly pads
2" under slab insulation

Structural Steel

Post / beam / metal deck on joist - 28' clear or greater

Thermal / Moisture Protection

.060 TPO 25 year warranty membrane roof
Fully adhered TPO membrane
4" / 5" / 6" or greater thickness
Roof walk pads
Sky lights with roof curbs / burglar bars
Backer rod / caulk at interior wall panel joints

Man Doors / Hardware - exterior

Additional exterior man doors
Keyless entry / electric strike / custom hardware

Canopy

Secondary entrance canopy

Loading Dock Doors

Additional sectional overhead doors or larger opening
Insulated sectional overhead door
Motorized
Roll-up door
Air curtain - non-heated / heated

Loading Dock Equipment

35,000# manual or hydraulic loading dock leveler
35,000# hydraulic loading dock leveler
Rain hood / dock seal / dock bumpers

Storefront

Secondary entrance
"Punch-through" windows / vestibule glass air lock

Building Mounted Identification Sign

Channel letter or box style building identification sign

Painting

Interior "Ultra Crete" over concrete wall panels
Paint structural steel / roof deck / joist / mechanicals

Fire Suppression

ESFR system
Antifreeze or Dry system

Plumbing

Stubs for future sewer connection(s)
3" / 4" water service connection(s)
Restrooms / breakroom in warehouse

HVAC

Climate control in Warehouse-heating and cooling.
Power vent with louvers / burglar bars

Electrical

600A / 800A / 1,000A or greater service
277-480V - 3 phase
200A / 400A or greater subpanel(s)
Additional T5 high bay fixtures
LED light fixtures

Office Build-Out

1 hour rated demising wall for office area
Partitions / HVAC / restrooms / electrical / fire suppression
/ fire alarms / finishes / door-hardware / ceilings / permit drawings

Site Improvements

Concrete drive-in ramp w/ guide rails
Landscape irrigation system
Irrigation well
Additional site lighting