



**HQ Grade Industrial Building
w/4.62 AC Secure Drop Yard**

Property Highlights

- **4.62 Acre High Security Drop Yard**
 - 100 Trailer Spaces/75 Tractor/75 Cars
 - Fully paved, fenced and lit with storm drains
 - Fully secure with electric gate/keypad and 30 CCTV cameras with mobile app interface
 - Heavy duty 220V yard electric service hook up
 - 31 high intensity LED yard lighting
 - Steel reinforced concrete trailer pads
 - Snow scrapper for truck roofs
 - Fully landscaped
 - Category 5 cabling
- **9,768 SF Racked Food Grade Warehouse**
 - 400 pallet positions
 - LED Lighting
 - Full facility back-up generator
 - Two 14' drive-in doors
 - Two tailgates
- **2,000 SF Driver Check-In/Dispatch Operation**
 - Separate entry with keypad access
 - New 2018 construction
 - Kitchen, breakroom and shower
- **4,000 SF Front Office/Second Floor**
 - Separate entry and access
 - Designated parking
 - 2 restroom/meeting rooms
 - Key card access system

For more information or to schedule a tour, please contact:

Douglas Bansbach
Senior Director
T: +1 732 243 3102
doug.bansbach@cushwake.com

Robert A. Casagrande
Director
T: +1 732 243 3105
robert.casagrande@cushwake.com

Linda Hill
Director
T: +1 732 243 3108
linda.hill@cushwake.com

99 Wood Avenue South
8th Floor
Iselin, NJ 08830
cushmanwakefield.com

SITE LAYOUT



For more information or to schedule a tour, please contact:

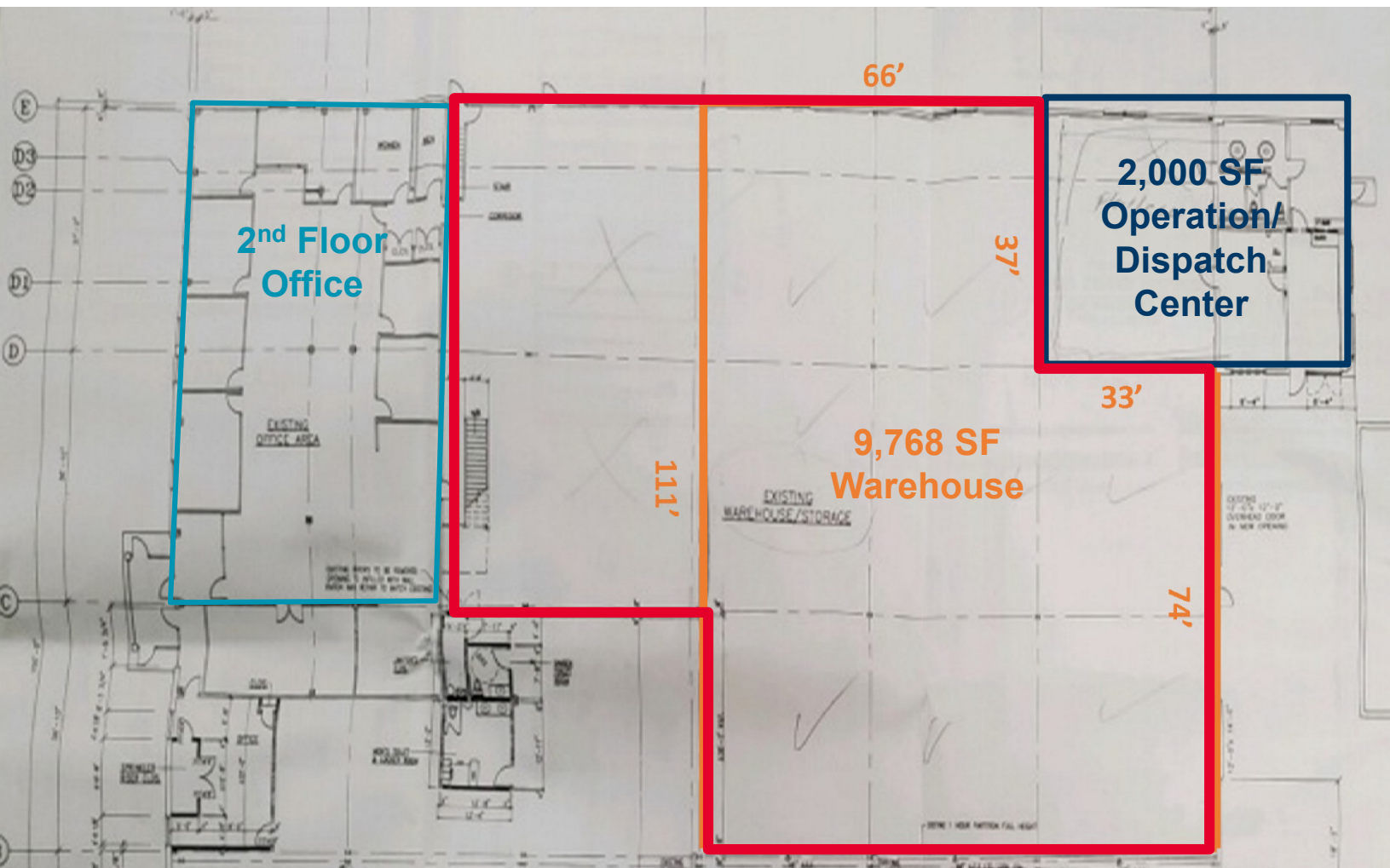
Douglas Bansbach
Senior Director
T: +1 732 243 3102
doug.bansbach@cushwake.com

Robert A. Casagrande
Director
T: +1 732 243 3105
robert.casagrande@cushwake.com

Linda Hill
Director
T: +1 732 243 3108
linda.hill@cushwake.com

99 Wood Avenue South
8th Floor
Iselin, NJ 08830
cushmanwakefield.com

FLOOR PLAN



For more information or to schedule a tour, please contact:

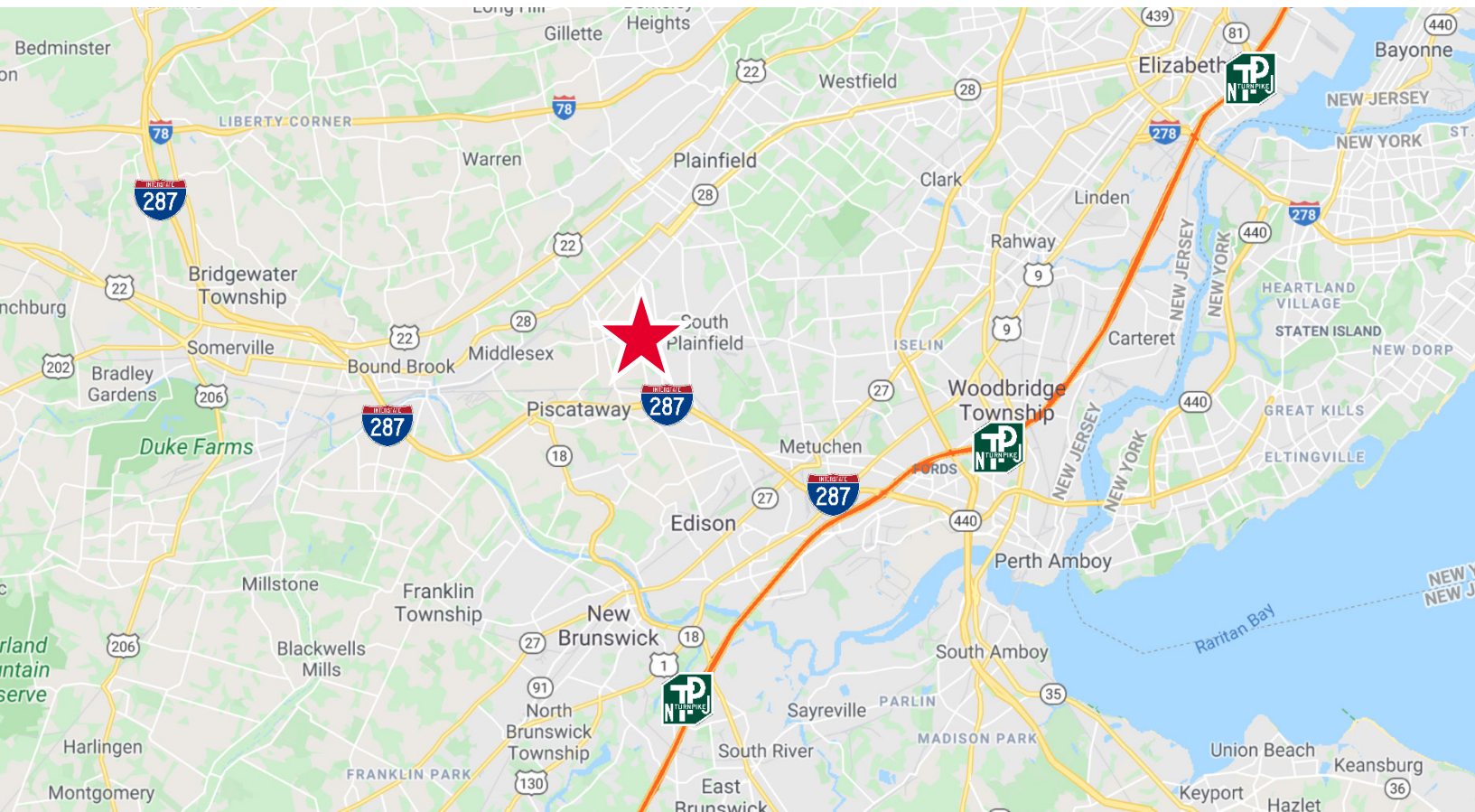
Douglas Bansbach
Senior Director
T: +1 732 243 3102
doug.bansbach@cushwake.com

Robert A. Casagrande
Director
T: +1 732 243 3105
robert.casagrande@cushwake.com

Linda Hill
Director
T: +1 732 243 3108
linda.hill@cushwake.com

99 Wood Avenue South
8th Floor
Iselin, NJ 08830
cushmanwakefield.com

LOCATION MAP



Location Highlights

- Discretely positioned at end of the street, rear yard is not visible
- 2 miles to I-287
- 6 miles to Exit 10 of NJ Turnpike
- 25 miles to Newark Airport/Seaport
- 35 Miles to Manhattan

For more information or to schedule a tour, please contact:

Douglas Bansbach
 Senior Director
 T: +1 732 243 3102
doug.bansbach@cushwake.com

Robert A. Casagrande
 Director
 T: +1 732 243 3105
robert.casagrande@cushwake.com

Linda Hill
 Director
 T: +1 732 243 3108
linda.hill@cushwake.com

99 Wood Avenue South
 8th Floor
 Iselin, NJ 08830
cushmanwakefield.com