

# 130 INTERSTATE BOULEVARD SOUTH BRUNSWICK

**190,000 - 382,000 SF AVAILABLE FOR LEASE**  
LOCATED AT EXIT 8A NJ TURNPIKE





## BUILDING SPECIFICATIONS

<b>Total Building</b>	603,092 SF
<b>Lot Size</b>	35.5 Acres
<b>Year Built</b>	1999/2014
<b>Wall Construction</b>	Architecturally articulated and painted
<b>Loading Format</b>	Front-load design
<b>Floor System</b>	7" thick 4,000 psi non-reinforced concrete slab, sealed with Ashford hardener sealant.
<b>Floor Flatness</b>	FF/FI - 60/50 (minimum average)
<b>Truck Court</b>	195' with 60' concrete loading dock apron
<b>Roof System</b>	Single-ply EPDM, mechanically fastened. 4' x 8' skylights in every other structural bay.
<b>Fire Protection</b>	ESFR with electric powered booster pump
<b>Electrical Power</b>	1500 amp - 277/480 Volt, 3 phase. Multiple service connections for Tenant power

AVAILABLITIES	SUITE 2	SUITE 3
<b>Available Space</b>	192,000 SF	190,000 SF
<b>Office Area</b>	4,406 SF	2,300 SF + 1,100 SF Locker Room
<b>Dimensions</b>	480' x 400'	475' x 400'
<b>Ceiling Height</b>	28'	32'
<b>Car Parking</b>	42	63
<b>Trailer Parking</b>	19 Designated stalls with concrete dolly pad	28 Designated stalls with concrete dolly pad
<b>Loading Doors</b>	18 (9'x10')	21 (9'x10')
<b>Drive-in Door</b>	1 (14' x 15')	1 (12' x 14')
<b>Column Spacing</b>	48' x 50'	48' x 50'

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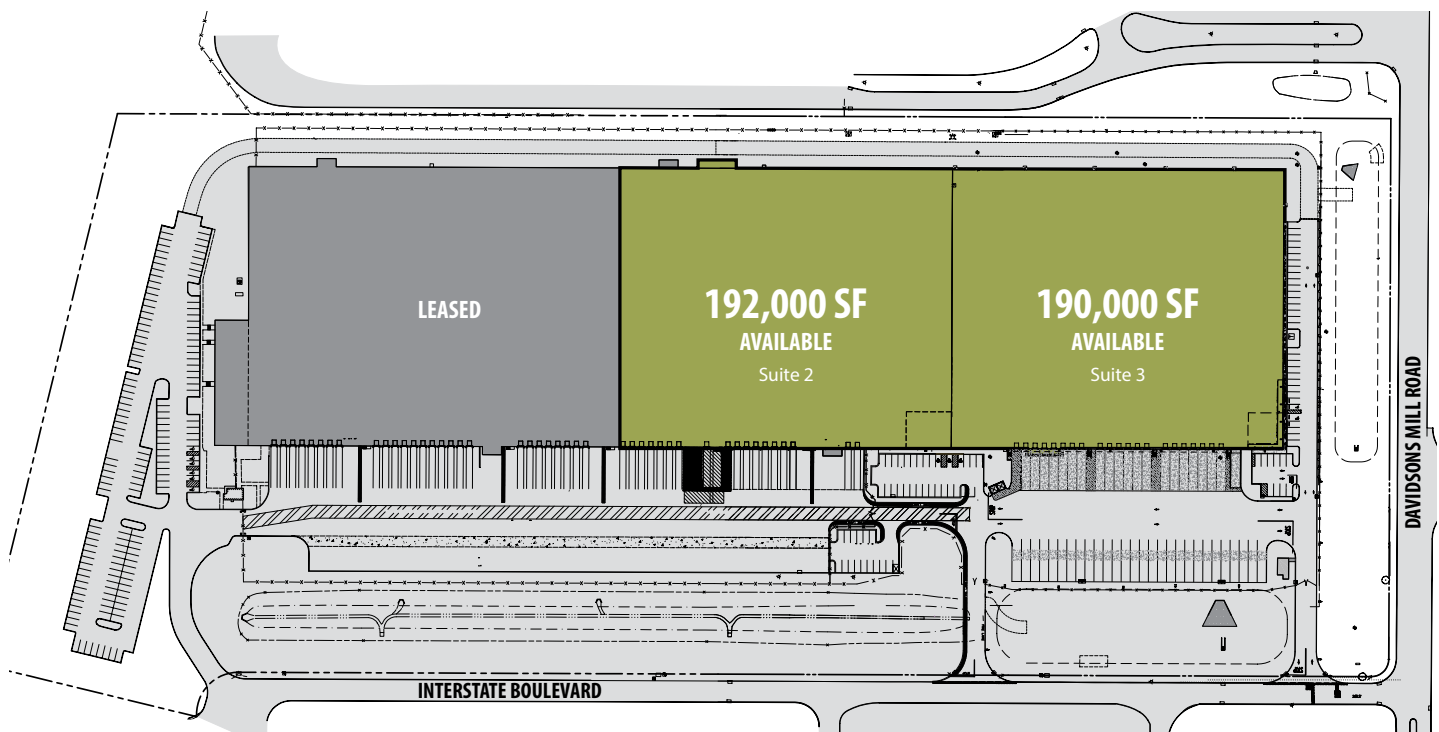
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On behalf of Terreno Realty Corporation, Jones Lang LaSalle presents for lease a Class A asset located in the prominent Exit 8A industrial submarket. The coveted location, which is home to many of the top retailers, e-tailers and logistics companies is situated less than 32 miles from the Ports of New York in the heart of the most strategic industrial market on the East Coast.

Corporate neighbors include Newgistics, XPO, Williams Sonoma, Costco, Barnes & Noble and GEODIS.

The expanded 603,092 square foot building was designed utilizing best-in-class specifications that are vital to modern distribution users. Building design features include high ceilings, efficient loading areas, wide column spacing, ESFR sprinkler systems and high loading position ratios. The site design offers divisibility with multiple curb-cut entries for ingress/egress and the ability to secure each premises independently.

## SITE PLAN



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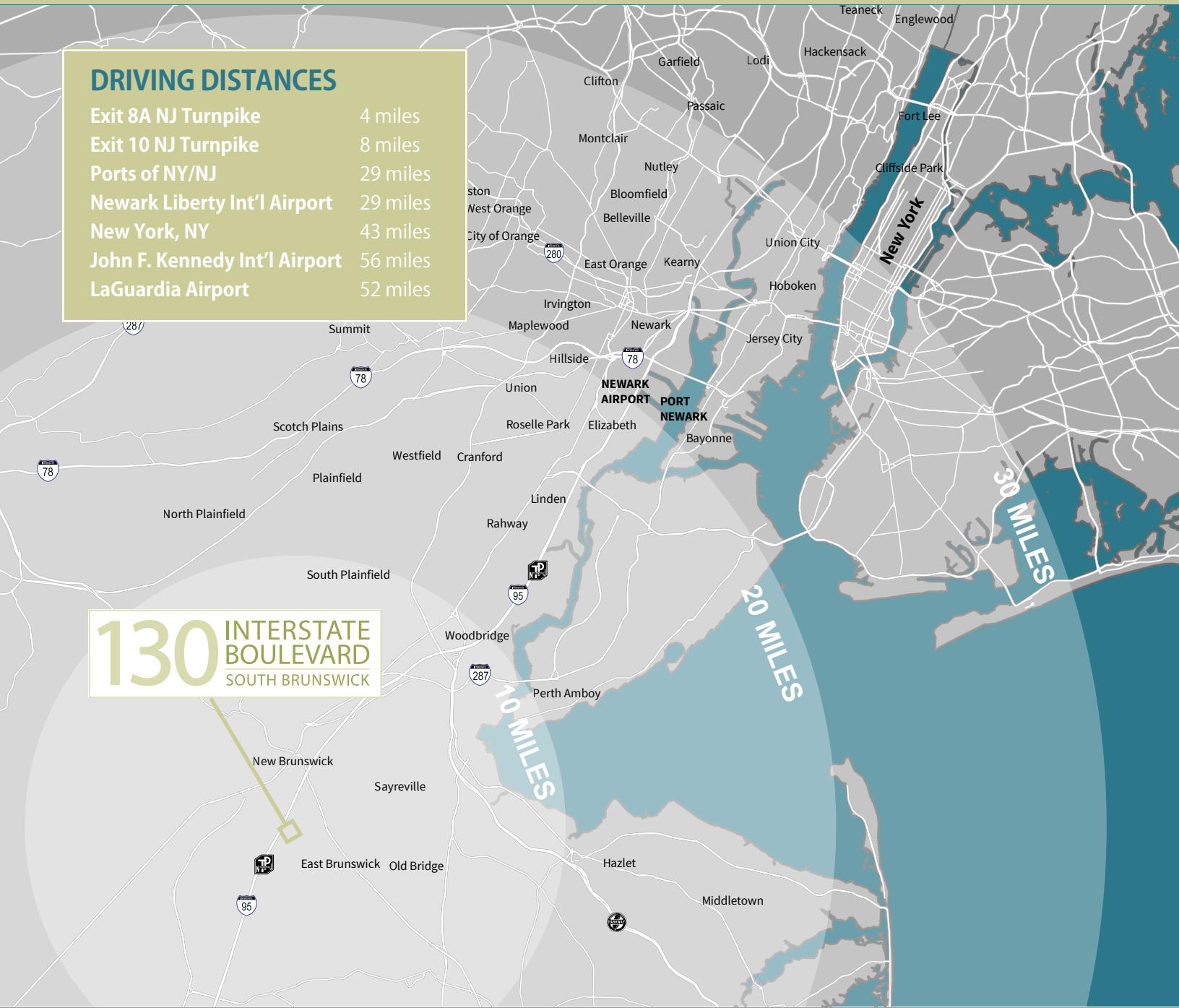
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### DRIVING DISTANCES

Exit 8A NJ Turnpike	4 miles
Exit 10 NJ Turnpike	8 miles
Ports of NY/NJ	29 miles
Newark Liberty Int'l Airport	29 miles
New York, NY	43 miles
John F. Kennedy Int'l Airport	56 miles
LaGuardia Airport	52 miles

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**NATE DEMETSKY**  
nate.demetsky@am.jll.com  
p: +1 732 590 4184  
c: +1 609 672 3163

**PAUL TOROSIAN**  
paul.torosian@am.jll.com  
c: +1 609 410 8755



**DAN GATES**  
daniel@terreno.com  
p: +1 415 655 4448

**STEVE LUECK**  
steve@terreno.com  
p: +1 415 517 9523

Jones Lang LaSalle Brokerage, Inc.

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