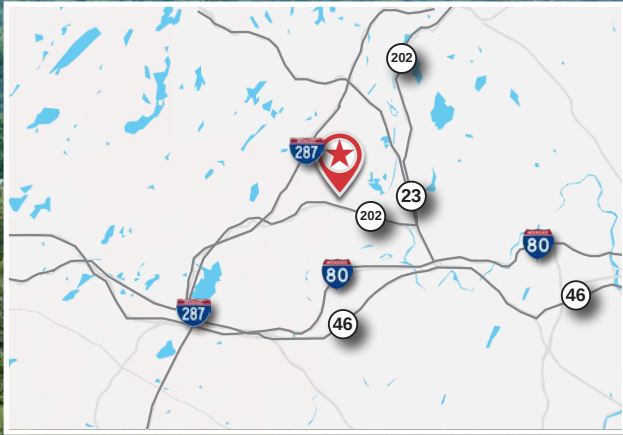


INDUSTRIAL | FOR LEASE

42,300 SF on ±5.78 Acres

131 BEAVERBROOK RD

LINCOLN PARK, NJ



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

CAPITAL
MARKETS
& LEASING

**RIDGECUT
ROAD**

Christopher D. Todd, SIOR
Senior Managing Director
Capital Markets & Leasing
201 488 5800 x117
ctodd@naihanson.com

Jordan Avanzato, SIOR
Senior Managing Director
Capital Markets & Leasing
201 488 5800 x132
javanzato@naihanson.com

William Ericksen, SIOR, CCIM
Managing Director
Capital Markets & Leasing
201 488 5800 x133
wericksen@naihanson.com

Philip Park
Analyst / Associate
Capital Markets & Leasing
201 488 5800 x172
ppark@naihanson.com

Russell Smith
Analyst / Associate
Capital Markets & Leasing
201 488 5800 x283
rsmith@naihanson.com

PROPERTY OVERVIEW

131 BEAVERBROOK RD

LINCOLN PARK, NJ

Building Square Feet: 33,000 SF
Site Acreage: 5.78 Acres
Clear Height: 26'
Drive-In Doors: 2 oversized drive-ins
Dock-High Doors: 1

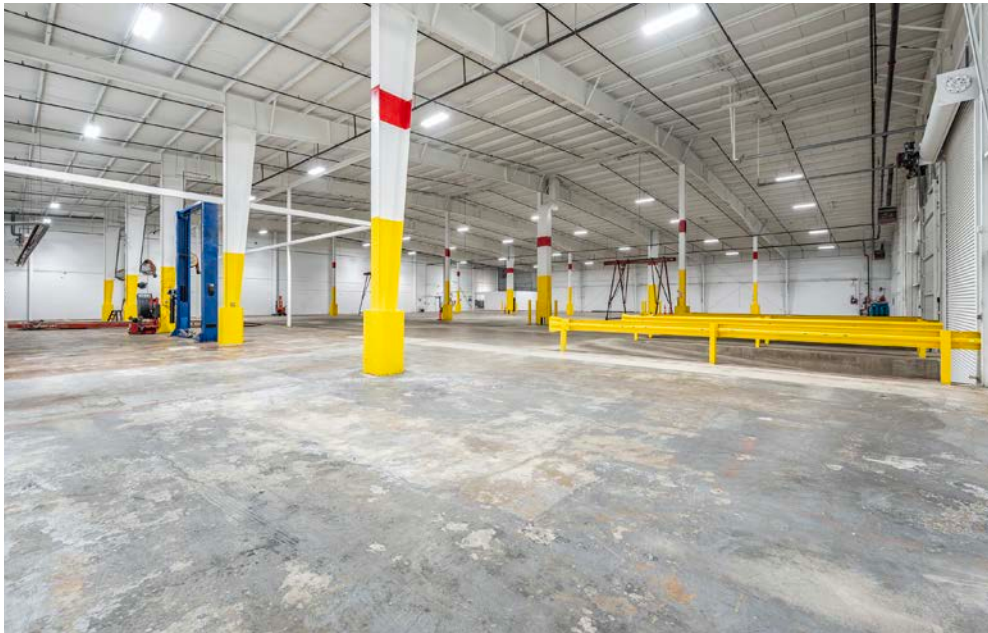
Office Space: 9,300 SF
Electrical: Three (3) 200-amp and one (1) 400-amp
(120/208V) main service off pole transformer
Zoning: Industrial (IOS as of right)





WAREHOUSE PHOTOS

131 BEAVERBROOK RD
LINCOLN PARK, NJ



OFFICE PHOTOS

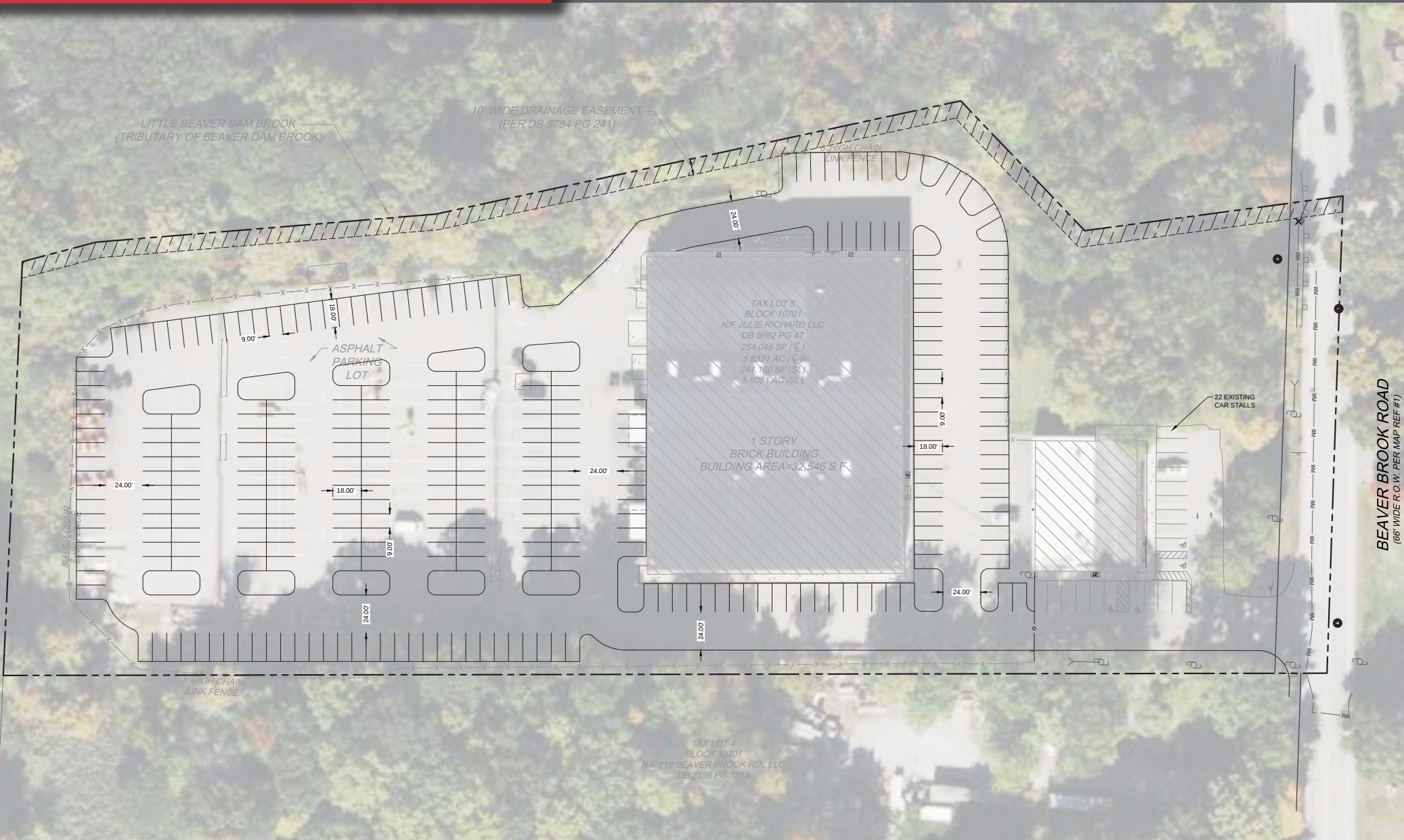
131 BEAVERBROOK RD
LINCOLN PARK, NJ



PROPOSED SITE PLAN OPTION 1

131 BEAVERBROOK RD

LINCOLN PARK, NJ



PROPOSED SITE PLAN OPTION 2

131 BEAVERBROOK RD LINCOLN PARK, NJ

LITTLE BEAVER DAM BROOK
(TRIBUTARY OF BEAVER DAM BROOK)

10' WIDE DRAINAGE EASEMENT
(PER DB 5784 PG 241)

8' HIGH CHAIN
LINK FENCE

ASPHALT
PARKING
LOT

TAX LOT 5
BLOCK 10701
N/F JULIE RICHARD LLC
DB 6682 PG 47
254,046 SF (E)
5.8321 AC (E)
244,760 SF (SL)
5.6051 AC (SL)

1 STORY
BRICK BUILDING
BUILDING AREA=32,546 S.F.

TAX LOT 4
BLOCK 10701
N/F 119 BEAVER BROOK RD, LLC
DB 2359 PG 1213

BEAVER BROOK ROAD
(66' WIDE R.O.W. PER MAP REF #1)

PROPOSED SITE PLAN OPTION 3

131 BEAVERBROOK RD

LINCOLN PARK, NJ

LITTLE BEAVER DAM BROOK
(TRIBUTARY OF BEAVER DAM BROOK)

10' WIDE DRAINAGE EASEMENT
(PER DB 5784 PG 241)

8' HIGH CHAIN
LINK FENCE

ASPHALT
PARKING
LOT

TAX LOT 5
BLOCK 10701
N/F JULIE RICHARD LLC
DB 6682 PG 47
254,045 SF (E)
5.8321 AC (E)
244,760 SF (SL)
5.6051 AC (SL)

1 STORY
BRICK BUILDING
BUILDING AREA=32,546 S.F.

TAX LOT 4
BLOCK 10701
N/F 119 BEAVER BROOK RD, LLC
DB 2359 PG 1213

BEAVER BROOK ROAD
(66' WIDE R.O.W. PER MAP REF #1)

DRIVE ROUTE MAP

131 BEAVERBROOK RD

LINCOLN PARK, NJ

