



WEBSITE

**FOR LEASE**

# Spring Brook Commerce Center

128 IRON MOUNTAIN ROAD, MINE HILL, NJ 07803

**209,239 sq. ft.**  
AVAILABLE

**33 total**  
DOCK DOORS

**5,742 sq. ft.**  
OFFICE BUILDOUT

**10,877 sq. ft.**  
ADDITIONAL MEZZ. OFFICE  
(WILL ADD TO SF)

**42' clear**  
CEILING HEIGHT

**1 total**  
DRIVE-IN RAMPS

**SIGNIFICANT POWER UPGRADE CAPABILITY**

## Features

Spring Brook Commerce Center is located in Northern NJ off Route 80 West at Exit 28, approximately 43 miles from both Midtown Manhattan, as well as the Port of Newark-Elizabeth. This site is well located within the desired Morris County submarket while servicing the entire tri-state region. Spring Brook Commerce Center includes a LEED Certified 393,335 square foot Class-A distribution facility featuring 42' clear heights including 1 per 6,000 SF loading docks including ample car and trailer parking.



WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

**74M+**

square feet of logistics space

**550+**

warehouse, distribution and cold storage properties

**90M+**

square foot development pipeline



### Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



### Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



### The Brookfield advantage

Our Brookfield global network offers a wealth of advantages - from investments in emerging technologies to sustainable solutions and infrastructure synergies.



### Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities - with a focus on efficiency and safety.




# Building Specifications

|                |  |
|----------------|--|
| Building Size  | 393,335 sq. ft. LEED Certified   |
| Available      | 209,239 sq. ft.  |
| Warehouse      | 203,239 sq. ft.  |
| Office         | 5,742 sq. ft. (day 1 office buildout)<br>10,877 sq. ft. (additional mezz. office will add to SF) |
| Acres          | 36 (1,568,160 sq. ft.)   |
| Coverage       | 23.9%  |
| Dimensions     | 1070' x 350'   |
| Column Spacing | 58' x 48'4" (60' speed bays)   |
| Dock Doors     | 33 (9' x 10') steel vertical lift doors  |
| Drive-ins      | 1  |
| Sprinklers     | ESFR   |
| Lighting       | 25 FC at 42' AFF LED   |
| Floor          | 8" concrete  |
| Roof           | 60 mil white TPO   |
| Power          | 3,000 amp 3-phase 277/480V   |



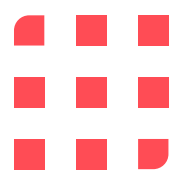
 **180**  
Automobile  
Parking

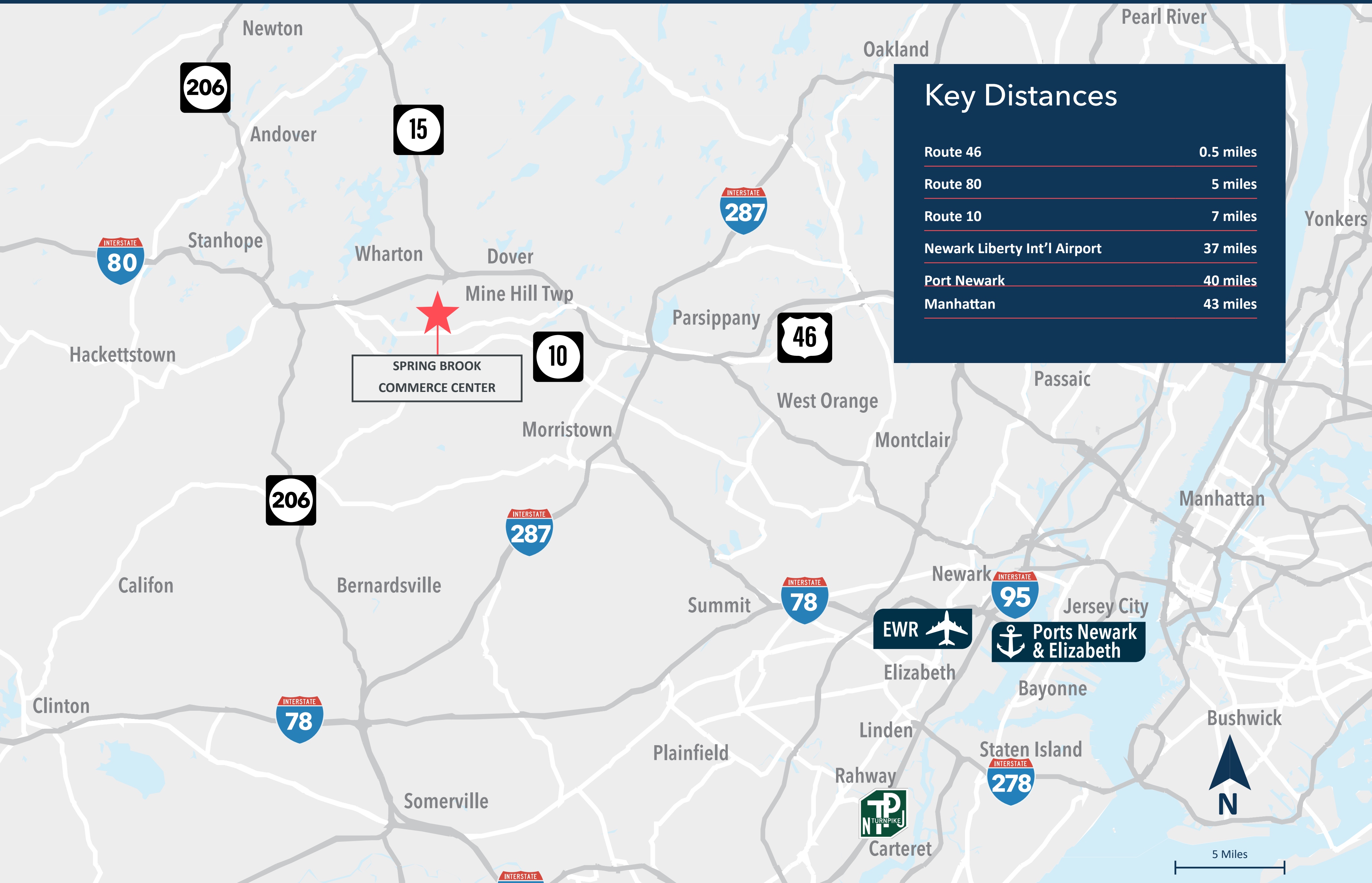
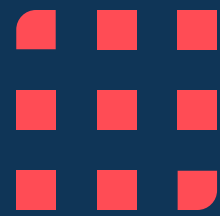
 **33**  
Loading  
Spaces

 **42'**  
Clear  
Height

 **58' x 48'4"**  
Column  
Spacing

 **1**  
Drive-Ins





### Key Distances

|                              |           |
|------------------------------|-----------|
| Route 46                     | 0.5 miles |
| Route 80                     | 5 miles   |
| Route 10                     | 7 miles   |
| Newark Liberty Int'l Airport | 37 miles  |
| Port Newark                  | 40 miles  |
| Manhattan                    | 43 miles  |

# Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Clerestory windows optimizing natural light, creating a healthier working environment

## 100% LEED

Certified or higher on new development

## Up to 75%

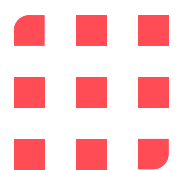
Reduction in utility costs due to efficient design

## Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



sustainability



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## Leasing Contacts



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## Brookfield Properties

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