



## FOR LEASE

### 97,490 SF

- 89,165 SF Warehouse
- 2,277 SF Office
- 6,048 SF Mezzanine
- 19 Loading Doors
- 1 Drive In
- 28' Clear Height
- 38'-6" x 38'-6" Column Spacing
- Wet Sprinkler System
- LED Lighting
- Electric 2,000 AMPS



19 LOADING DOCKS



28' CLEAR HEIGHT



2,000 AMPS



LED LIGHTING



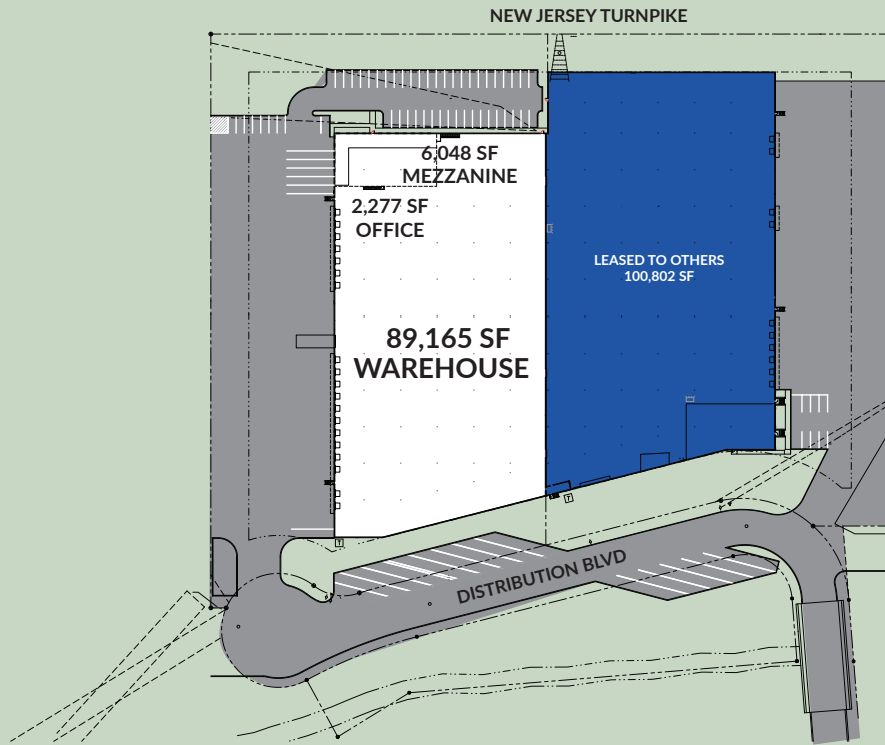
LOCATION. QUALITY. VALUE.

FOR MORE INFORMATION PLEASE SCAN THE QR CODE, OR  
VISIT US AT [WWW.HELLERPARK.COM](http://WWW.HELLERPARK.COM)





## MASTER SITE PLAN



## PRIME LOCATION

The site is in close proximity to I-95 NJ Turnpike, I-287, Route 1, Route 440, Route 27, Route 18 and Garden State Parkway.

## KEY DISTANCES

|                                      |              |
|--------------------------------------|--------------|
| Exit 10 NJ Turnpike                  | +/- 4 Miles  |
| Port Newark-Elizabeth                | +/- 20 Miles |
| Newark Liberty International Airport | +/- 20 Miles |
| Outerbridge Crossing                 | +/- 10 Miles |
| Holland Tunnel                       | +/- 30 Miles |
| Lincoln Tunnel                       | +/- 30 Miles |
| George Washington Bridge             | +/- 40 Miles |

