
FOR LEASE

555 ROUTE 57,
PORT MURRAY NJ 07865

MANUFACTURING/ PRODUCTION/ DISTRIBUTION

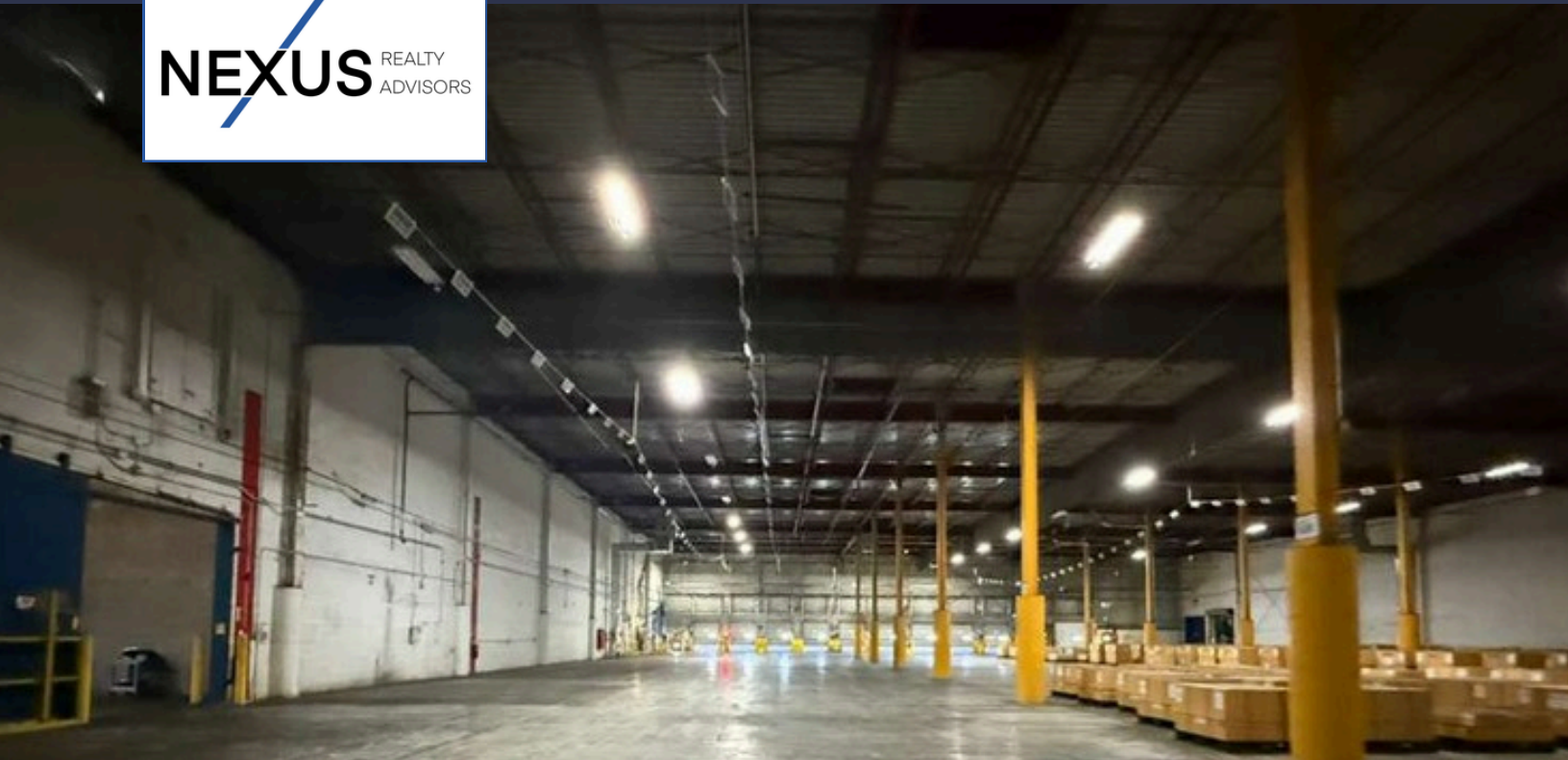
50,000 - 225,610 SF AVAILABLE



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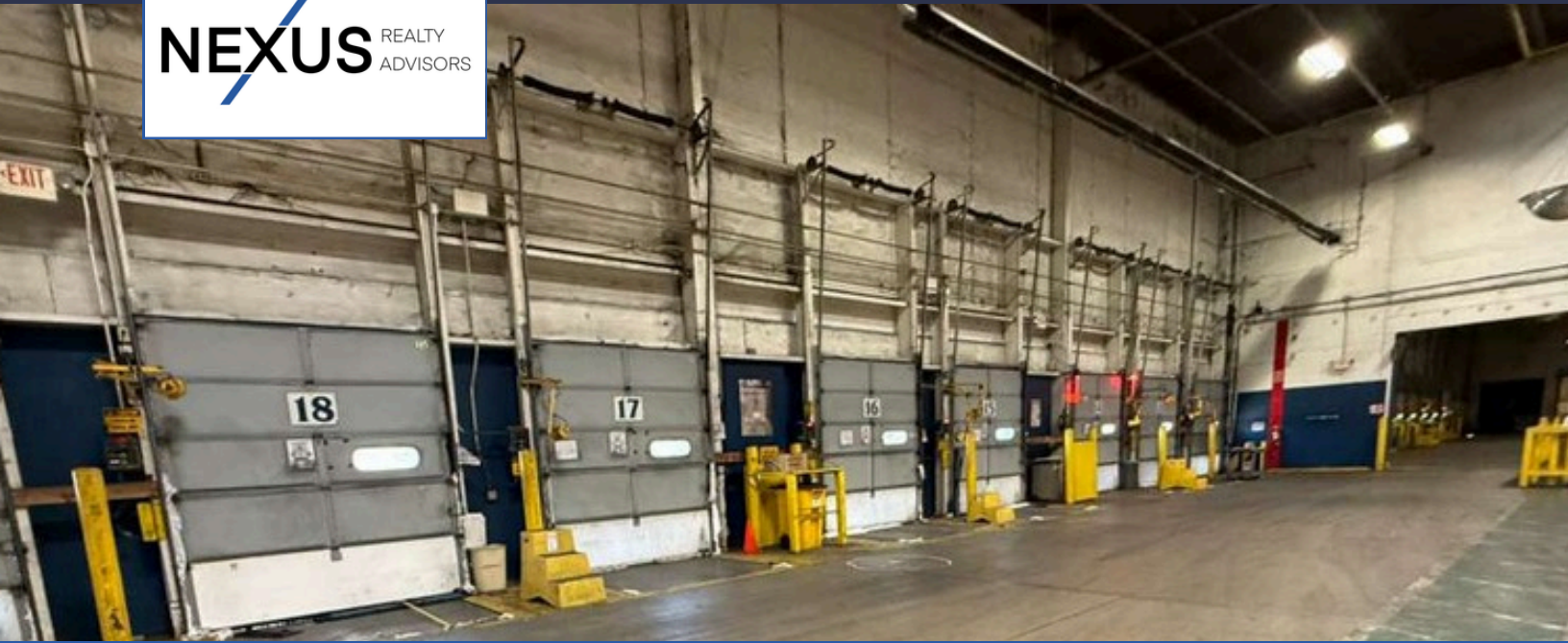
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BUILDING SPECIFICATIONS

- **Total RBA:** 225,610 SF on 74.43 acres
- **Available for lease:** 50,000 - 225,610 SF
- **Office Area:** +/- 10,000 SF
- **Ceiling:** 30'
- **Loading Docks:** 20 Dock doors, 4 Ground-level doors plus interior rail platform
- **Car/Trailer Parking:** 175 Car Spaces, 75 Trailer Spaces (plus additional acreage)
- **Rail:** Norfolk Southern Washington Secondary Line (Inactive Spur)
- **Power:** Heavy power 500kW Solar Panels on 3.45 acres
- **Sprinkler System:** Wet/ .58 GPM
- **Construction Year:** 1971
- **Capital Improvements:** Brand new TPO roof 2025 (10 Year Warranty)
- **Availability:** Immediately
- **Asking Lease:** \$12 PSF NNN

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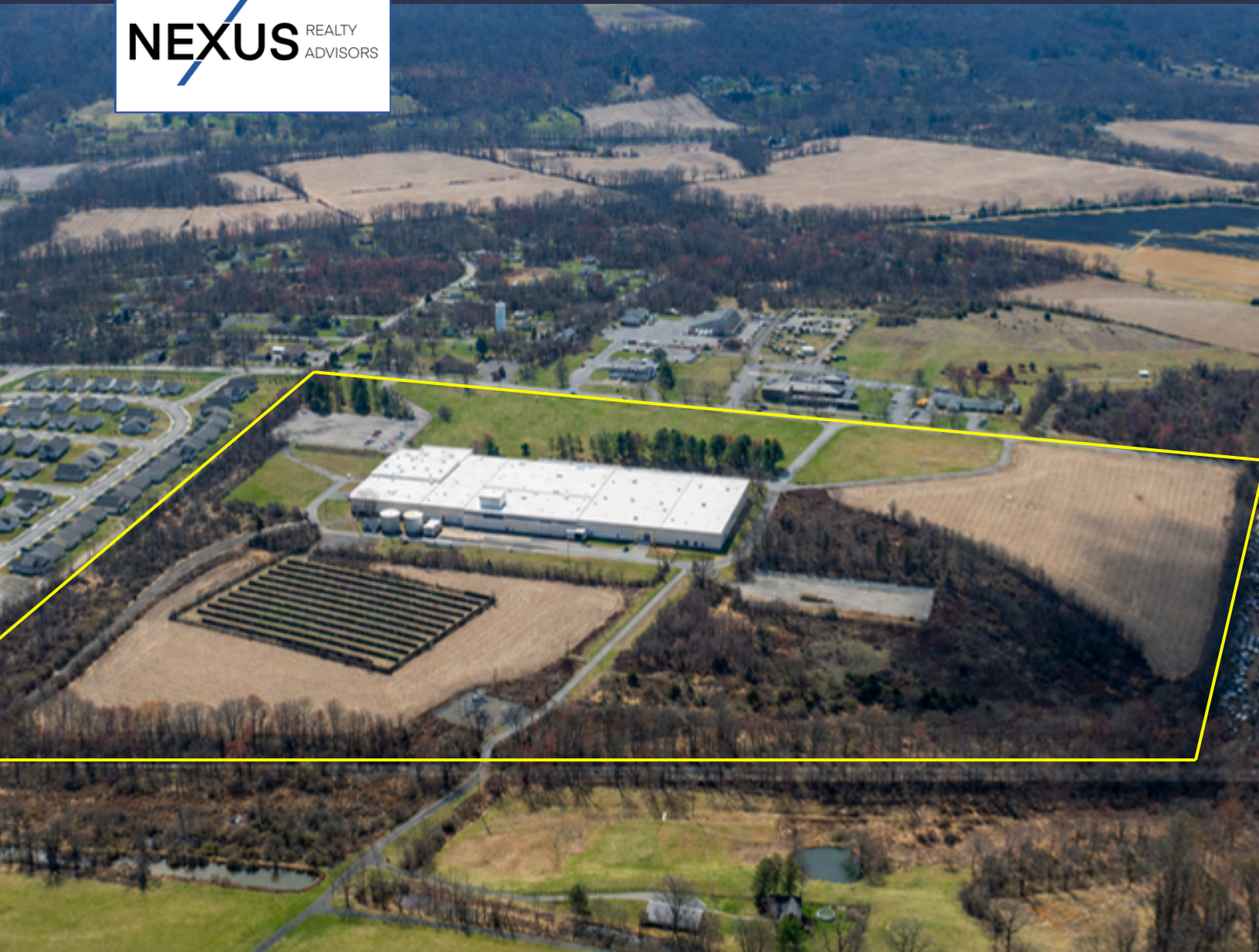


LOADING DOCKS



20 DOCK DOORS

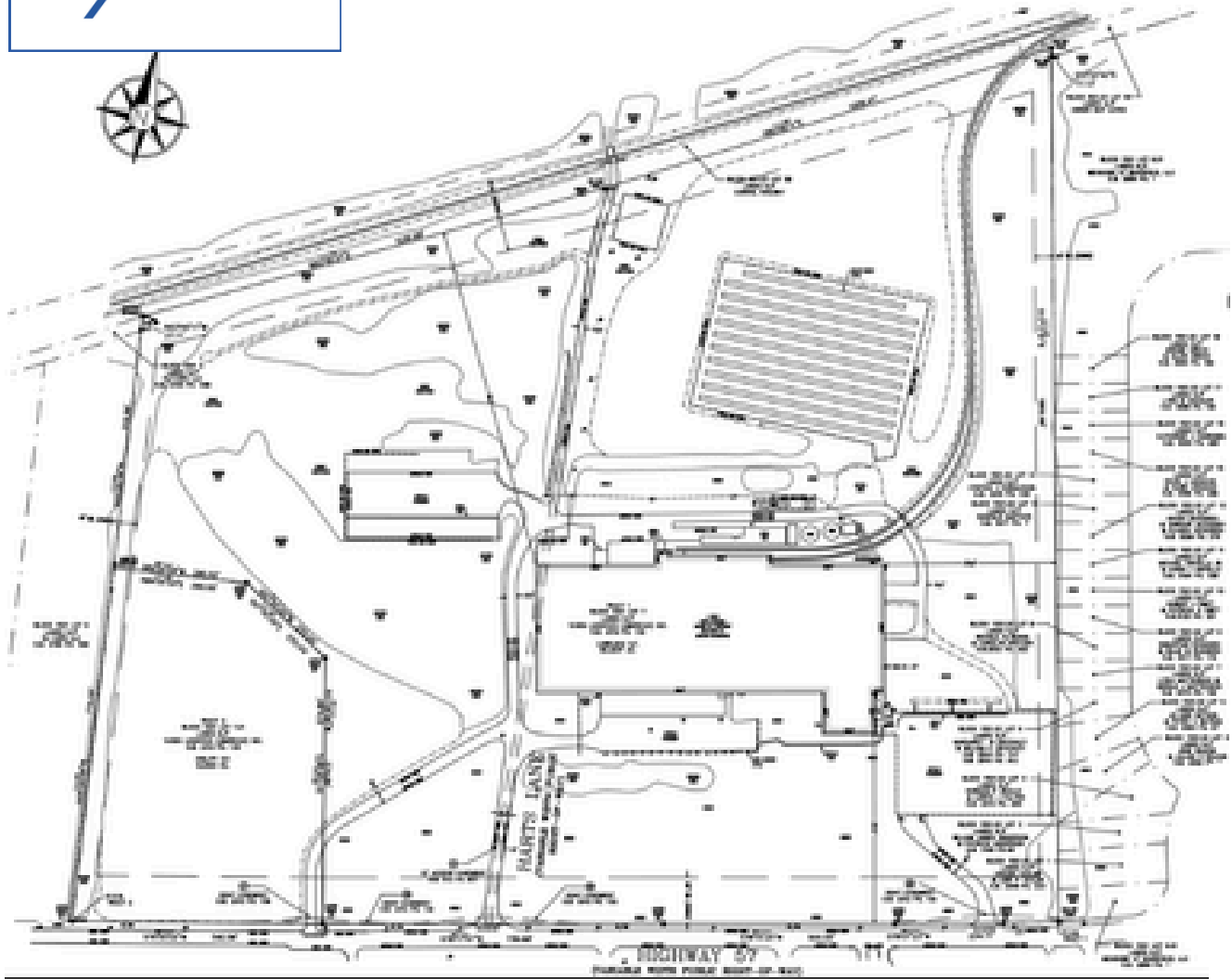
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PROPERTY LINE



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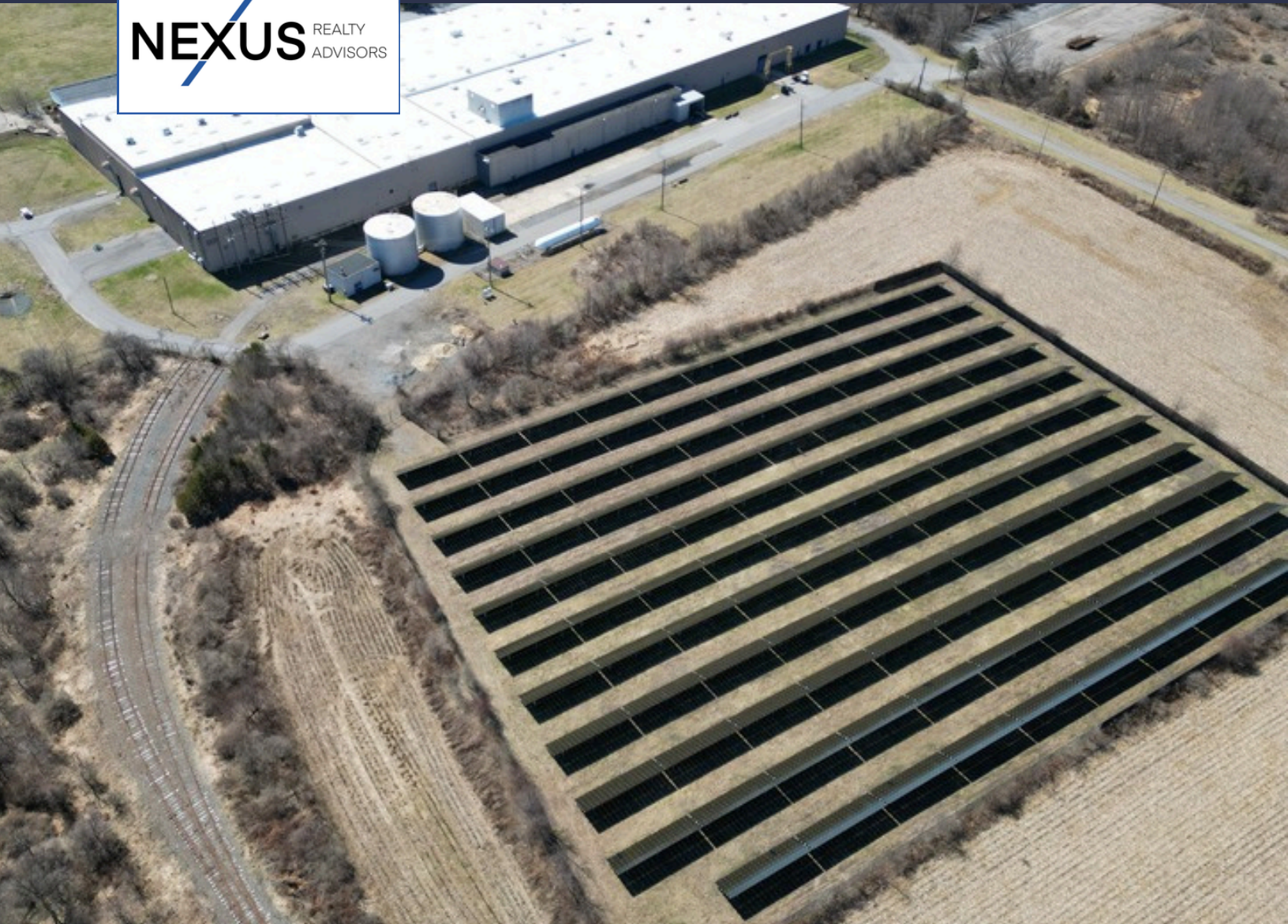


PROPERTY SURVEY & ZONING

555 Route 57 is located in the I-1 Industrial Zone in Mansfield Township, Warren County, NJ. The property is served by private wells and an on-site septic system. The site is within the NJ Highlands Planning Area, where development is subject to additional review. The vacant land may accommodate approximately $\pm 250,000$ SF of additional industrial development, subject to approvals.

Permitted uses include: offices, research/lab, light manufacturing, industrial parks, telecommunications, and renewable energy facilities.

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SOLAR POWER

The property's solar array has been generating clean energy since 2012, supplying the facility and feeding excess power back to the grid. The system also produces additional income through the SREC program while helping reduce overall energy costs.

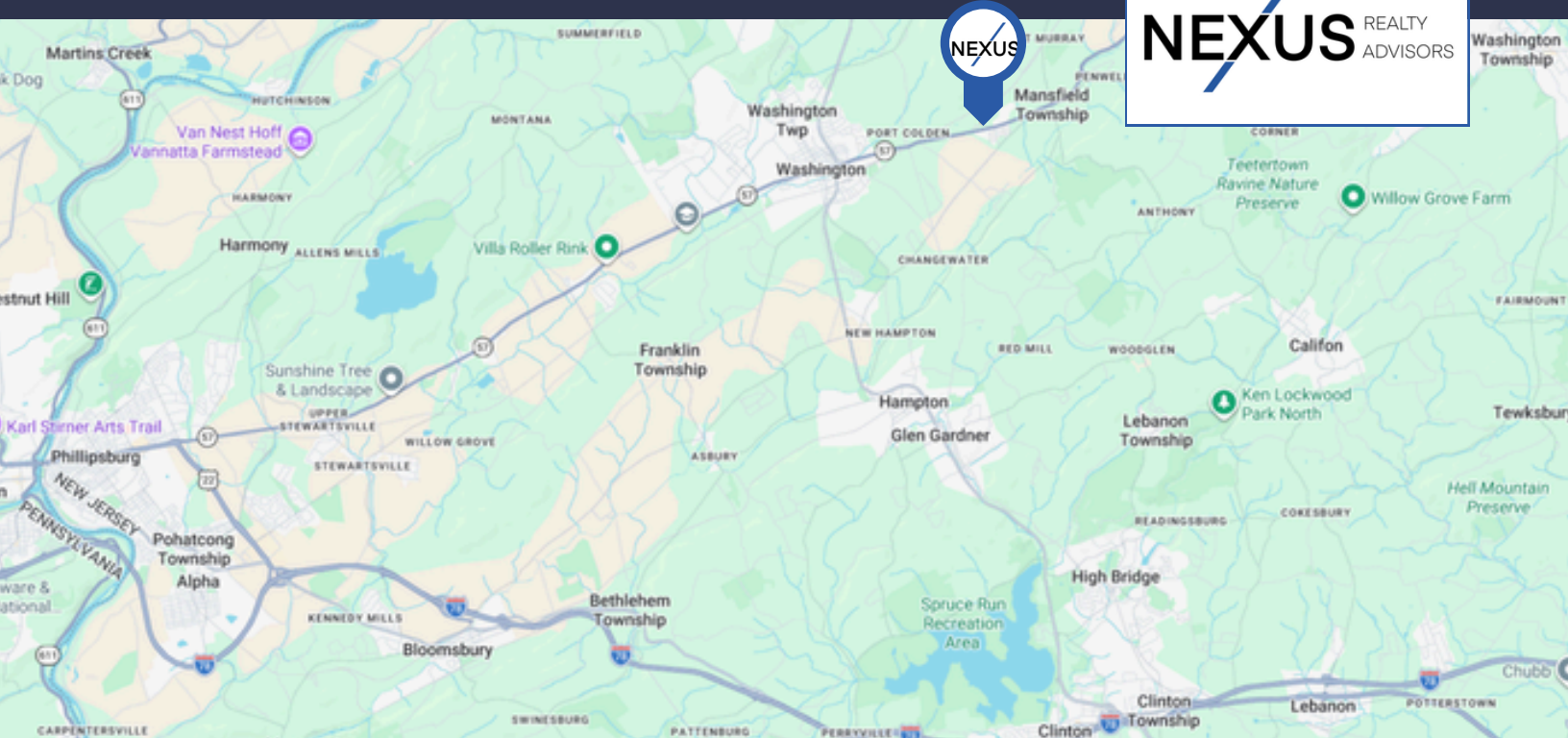
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REGIONAL MARKET OVERVIEW

Washington & Port Murray is a strategic western New Jersey industrial location approximately 55 miles from the Port of New York & New Jersey, offering access to both the Northern New Jersey and Lehigh Valley logistics markets. The region is home to major employers including USPS, BASF, M&M Mars, Shopify, and Scotts Miracle-Gro, with long-term industrial demand supported by limited new supply.

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CLOSE PROXIMITY TO:

I-78



Route 57



Route 31



Route 46



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