

PROPOSED WAREHOUSE FOR SALE & LEASE

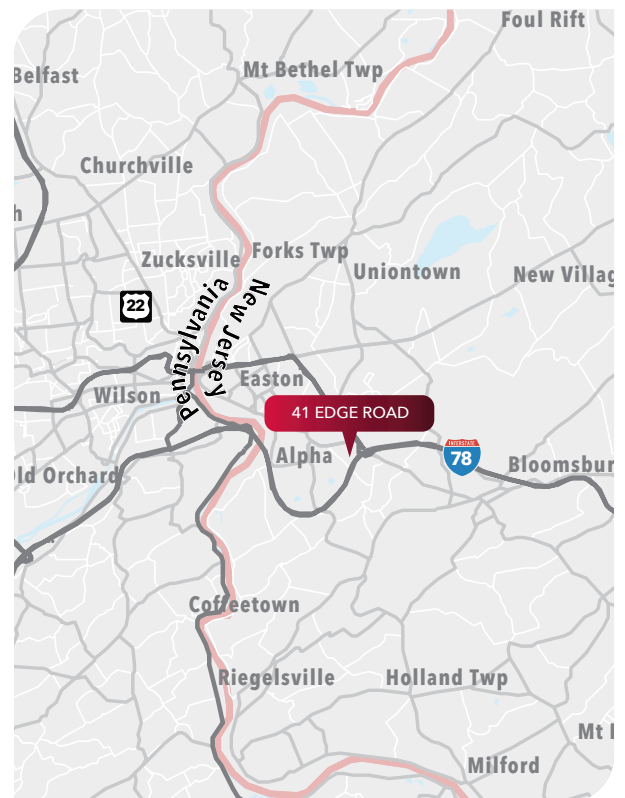
41 EDGE ROAD

ALPHA, NJ 08865



PROPERTY OVERVIEW

TOTAL APPROVED SF:	87,500 SF
TOTAL WAREHOUSE SF:	80,000 SF
TOTAL OFFICE SF:	7,000 SF (3,500 SF per Floor)
SALE PRICE:	Please Call To Inquire
LEASE PRICE:	Please Call To Inquire
ESTIMATED COMPLETION:	Q1 2025
CLEAR HEIGHT:	36' Clear
LOADING:	10 Loading Docks
TRAILER PARKING:	10 Spaces
CAR PARKING:	95 Spaces
LOCATION:	• Immediate access to Route 22, and Route 78 • Less than 1 Mile to PA Border



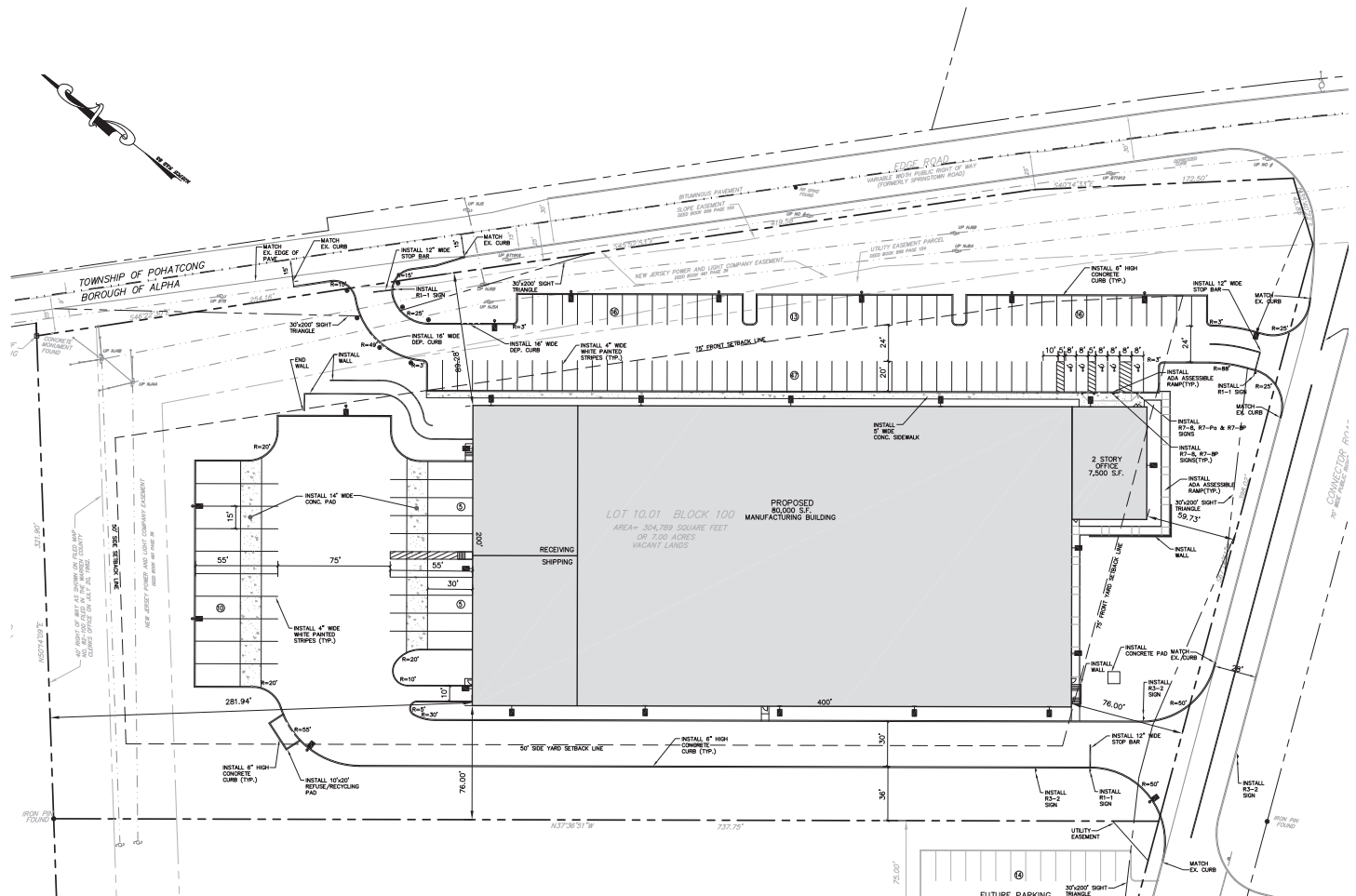
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SITE PLAN



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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