

# 2605 KUSER RD

HAMILTON, NEW JERSEY | FOR LEASE

±11.18 ACRES

±17,000-43,000 SF



- ±43,000 Building SF
- ±2,100 Office SF
- 2 Tailboards/Docks
- 1 Drive-in Door
- 24' Clear Height
- 800 Amps Power
- ±1 Mile to Route 130
- ±1 Miles to I-195 NJ Tpke
- ±2.8 miles to I-95
- ±3.9 miles to I-295

Exclusive Listing Brokers | Predict Industrial

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# AVAILABLE SPACE

DIVISIBLE WAREHOUSE & OFFICE

2 TAILBOARDS/DOCKS

1 DRIVE-IN

±43,000 AVAILABLE SF

±2,100 OFFICE SF

|                    |                   |                |          |
|--------------------|-------------------|----------------|----------|
| Total Building SF  | ±43,000 SF        | Drive-in Door  | 1        |
| Total Available SF | ±17,000-43,000 SF | Clear Height   | 24'      |
| Total Office SF    | ±2,100 SF         | Column Spacing | 40'x 42' |
| Tailboards/Docks   | 2                 | Power          | 800 Amps |

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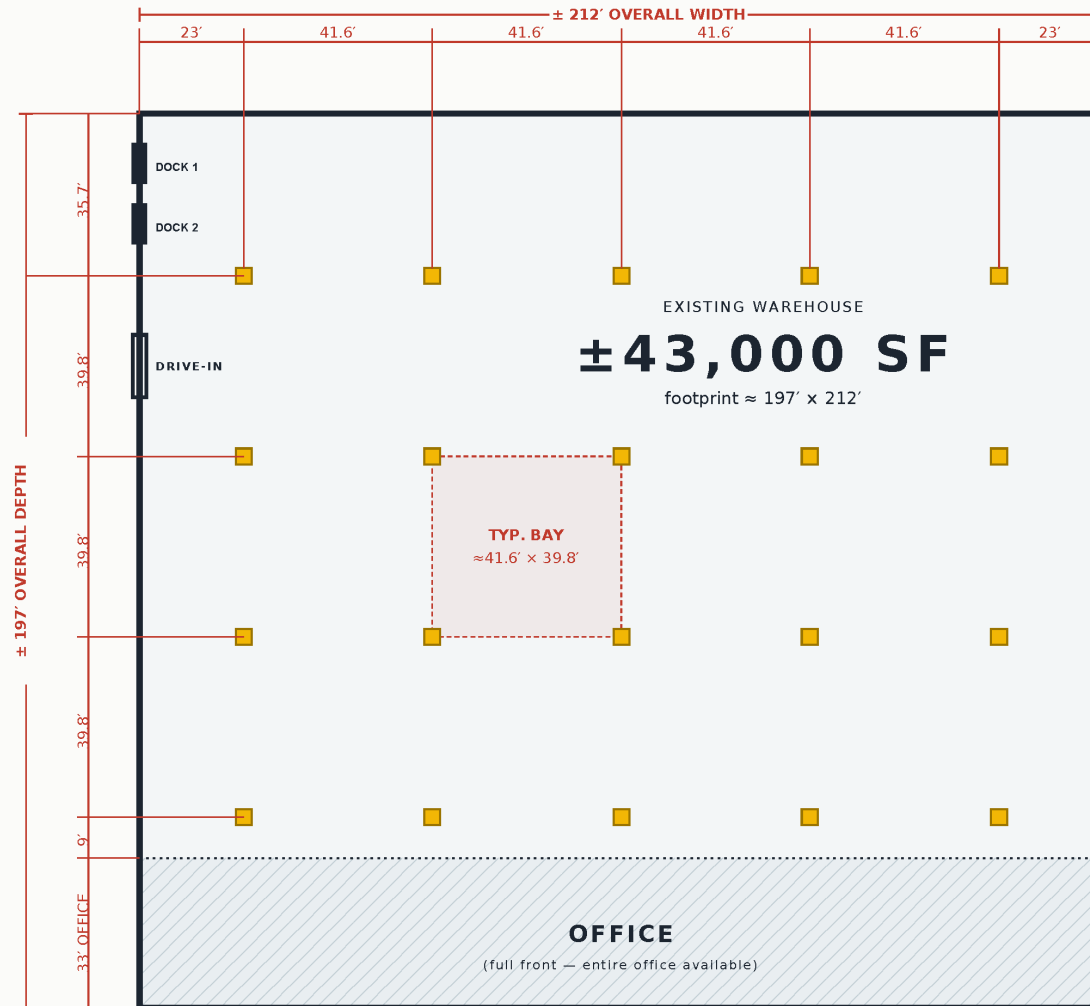
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# WAREHOUSE LAYOUT

PREDICT INDUSTRIAL

**2605 KUSER ROAD — HAMILTON, NJ**

EXISTING BUILDING · FOOTPRINT & STRUCTURAL COLUMN GRID



## DIMENSIONAL SUMMARY

### Footprint (single rectangle)

$\approx 197' \times 212' \approx \pm 43,000$  SF

### Typical structural bay

$\approx 41.6' \times 39.8' (\approx 40' \times 41.5')$

### Column grid

5 lines (width)  $\times$  4 rows (depth)

### Width bays (front exterior wall)

$23' \rightarrow 41.6' \rightarrow 41.6' \rightarrow 41.6' \rightarrow 41.6' \rightarrow 23'$

### Depth bays (back wall $\rightarrow$ office)

$35.7' \rightarrow 39.8' \rightarrow 39.8' \rightarrow 39.8' \rightarrow 9'$

### Office

Across full front  $\cdot \approx 33'$  deep

### Loading (left wall)

2 dock doors + 1 drive-in

## DISCLAIMER — NO WARRANTY

For discussion and preliminary brainstorming purposes only. All dimensions, areas, and column locations are approximate ( $\pm$ ), field-measured, and not guaranteed. This exhibit is not a survey or architectural drawing and is subject to errors & omissions. No warranty or representation, express or implied, is made as to accuracy. Independently verify all dimensions, square footage, and structural conditions with a licensed professional engineer and/or architect prior to any reliance, lease, or design decision. The 60,000 SF / 300'  $\times$  200' concept plan is a **proposed** building, not this structure.

Grid: 5 column lines  $\times$  4 column rows  $\cdot$  columns ■ safety-yellow painted steel

PREDICT INDUSTRIAL  $\cdot$  Preliminary, for discussion only  $\cdot$  No warranty  $\cdot$  Verify w/ licensed engineer/architect

2605 Kuser Road, Hamilton, NJ  $\cdot$  Not to scale

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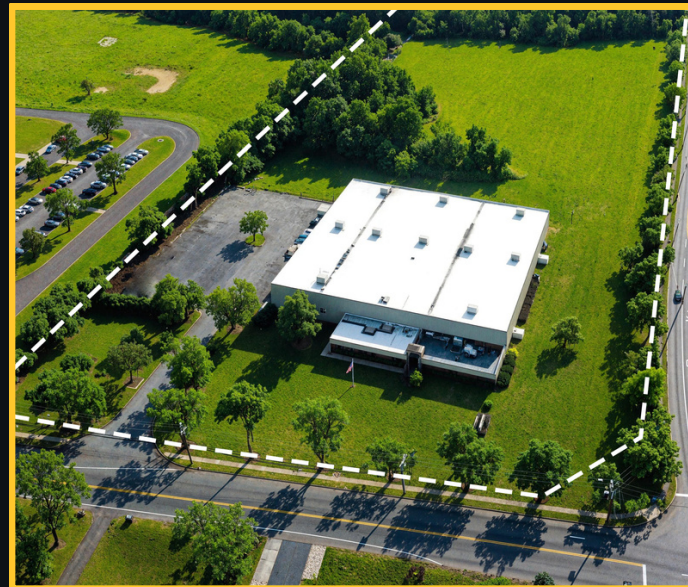
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# PROPERTY PHOTOS

INTERIOR & EXTERIOR IMAGES



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# PRIME LOCATION

AT THE HEART OF CENTRAL NEW JERSEY'S DISTRIBUTION NETWORK



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