



FOR LEASE

70,802 SF

- 69,862 SF Warehouse
- 940 SF Office
- 8 Loading Docks
- 1 Drive In
- 32' Clear Height
- 42'0" x 42'0" Column Spacing
- Sprinkler - ESFR + Fire Pump
- 400 AMPS
- LED Lighting



8 LOADING DOCKS



32' CLEAR HEIGHT



400 AMPS



LED LIGHTING



LOCATION. QUALITY. VALUE.

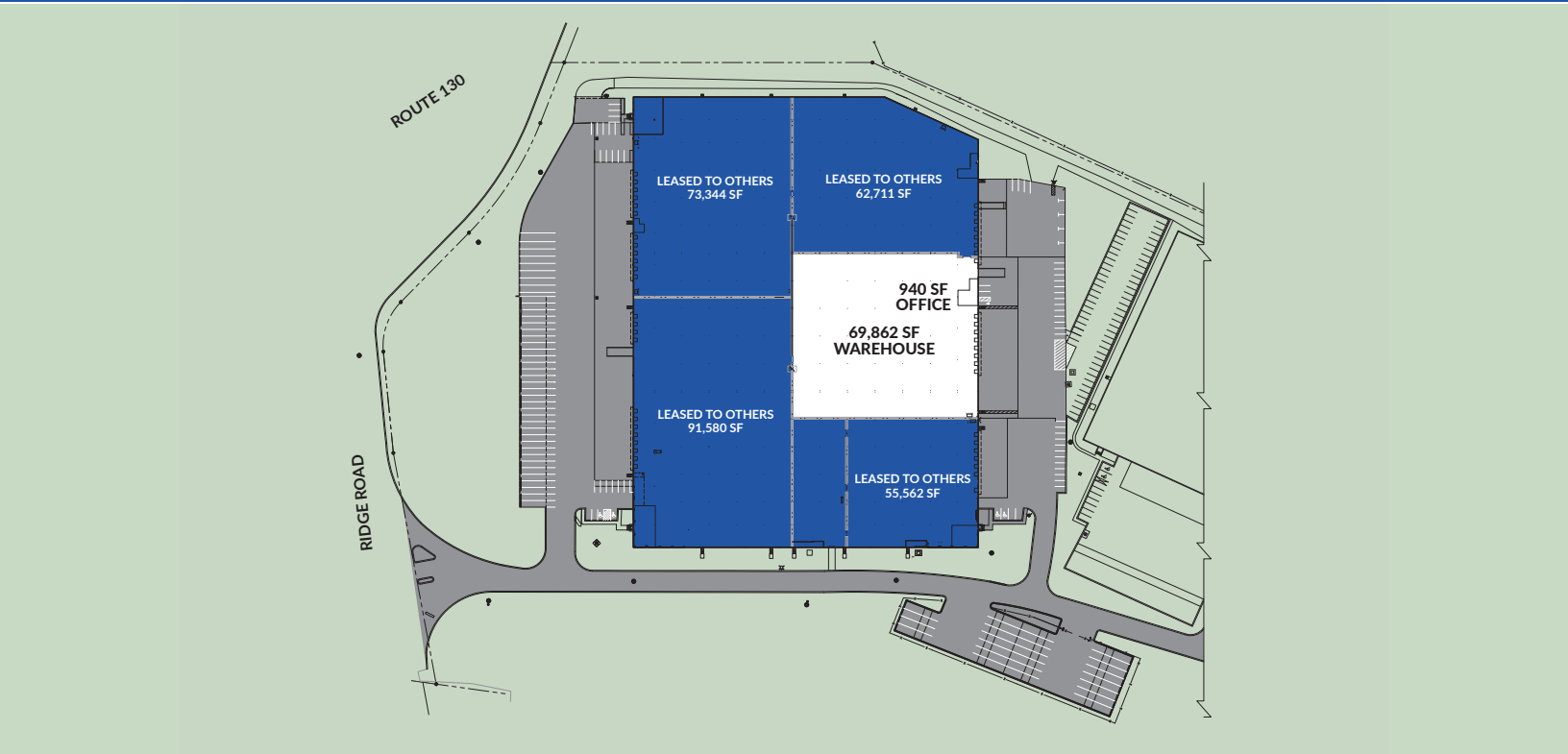
FOR MORE INFORMATION PLEASE SCAN THE QR CODE, OR
VISIT US AT WWW.HELLERPARK.COM





270 HELLER PARK CT
DAYTON, NEW JERSEY

MASTER SITE PLAN

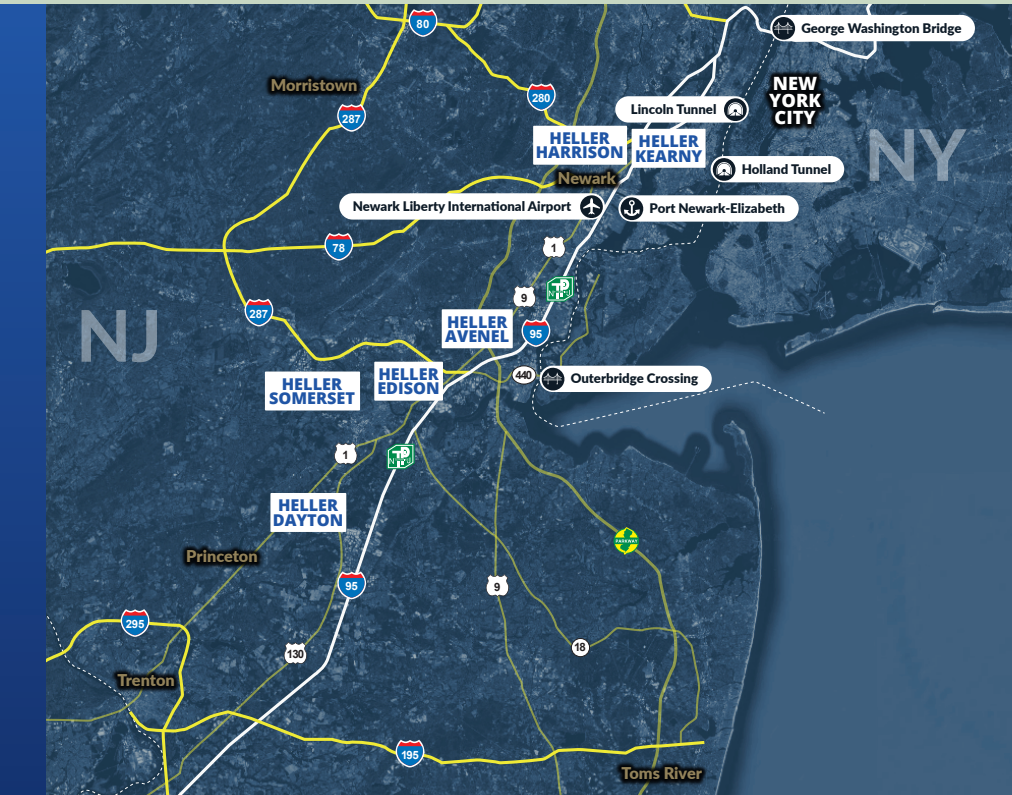


PRIME LOCATION

The site is in close proximity to I-95 NJ Turnpike, I-287, Route 130, Route 1, Route 18, Route 27, and Garden State Parkway.

KEY DISTANCES

Exit 8A NJ Turnpike	+/- 4 Miles
Port Newark-Elizabeth	+/- 35 Miles
Newark Liberty International Airport	+/- 35 Miles
Outerbridge Crossing	+/- 25 Miles
Holland Tunnel	+/- 45 Miles
Lincoln Tunnel	+/- 45 Miles
George Washington Bridge	+/- 50 Miles



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