

PROSPECT PLAINS ROAD

CRANBURY | NEW JERSEY

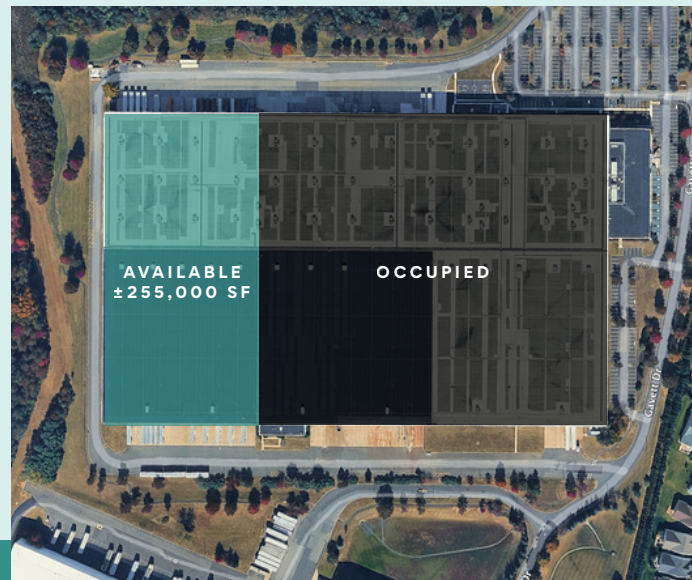


NOW DIVISIBLE

## BUILDING SPECIFICATIONS

AVAILABLE SF	±255,000
SUBLEASE LXD	July 31, 2029
LOADING DOCKS	±24 (19 w/Pit levelers)
CEILING HEIGHT	38' Clear (Min)
COLUMN SPACING	45' X 45' w/ 60' speed bays
CAR PARKING	20
TRUCK COURT	130' - 135'
SPRINKLER SYSTEM	ESFR with fire pump
HEATING	Roof mounted, gas-fired Cambridge units
LIGHTING	LED Lighting to suit
ROOF SYSTEM	Fully adhered EPDM
FLOORING	7"-9" reinforced slab
ELECTRICAL	6,000+ amp service supported by solar

IMMEDIATE  
SUBLEASE OPPORTUNITY  
**\$15.00/SF**  
GROSS

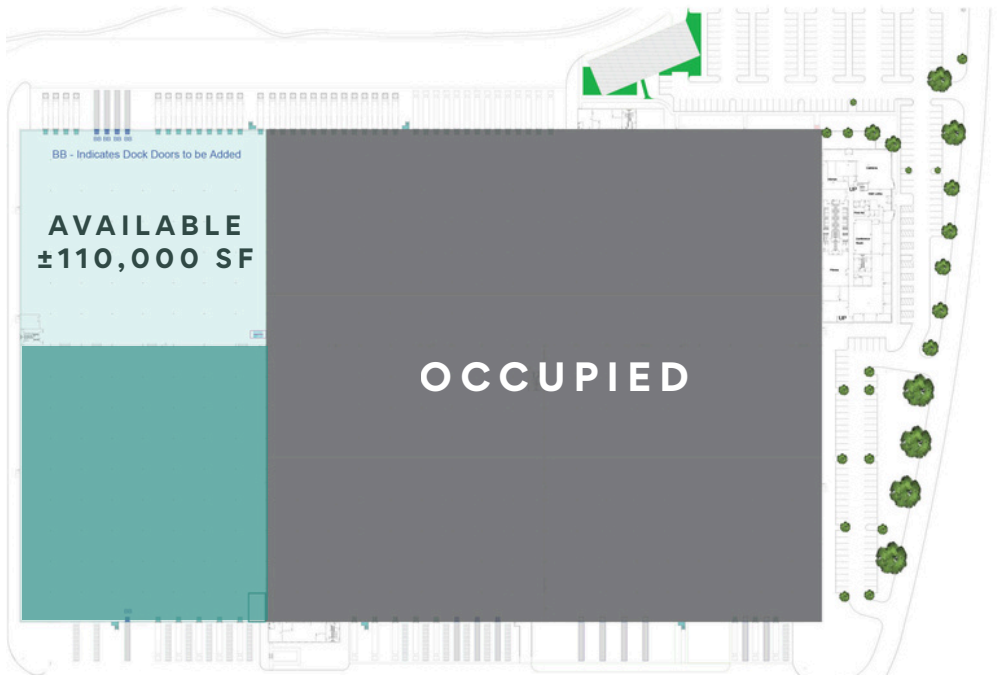


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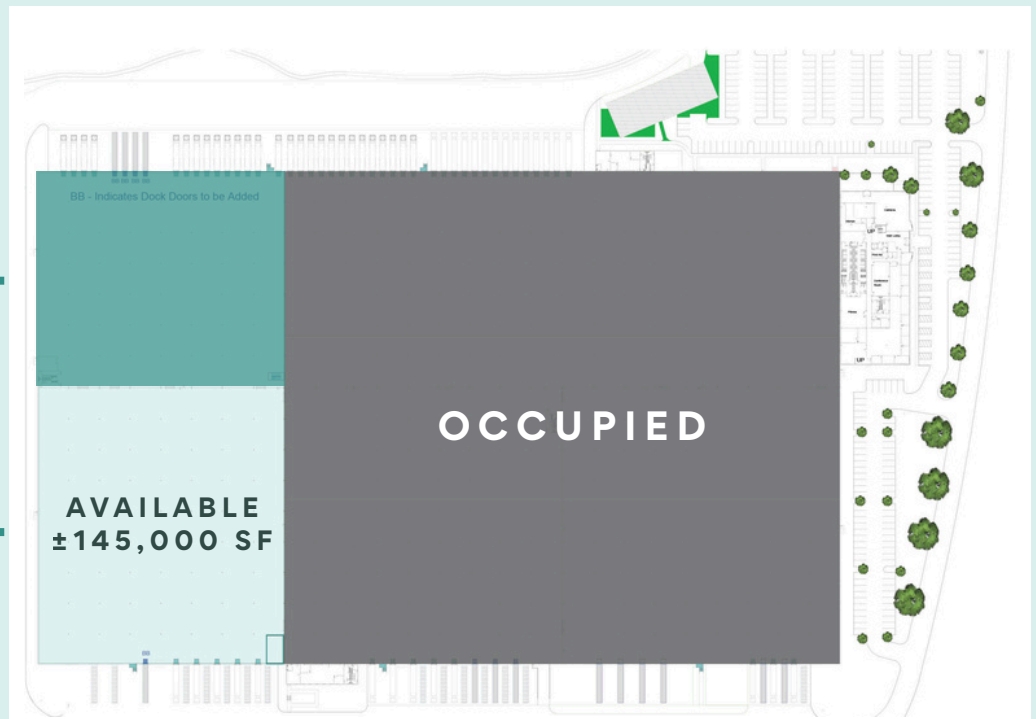
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## SITE PLAN-DIVISIONS



### DIVISION A

±110,000 SF  
±18 DOCK DOORS



### DIVISION B

±145,000 SF  
±6 DOCK DOORS

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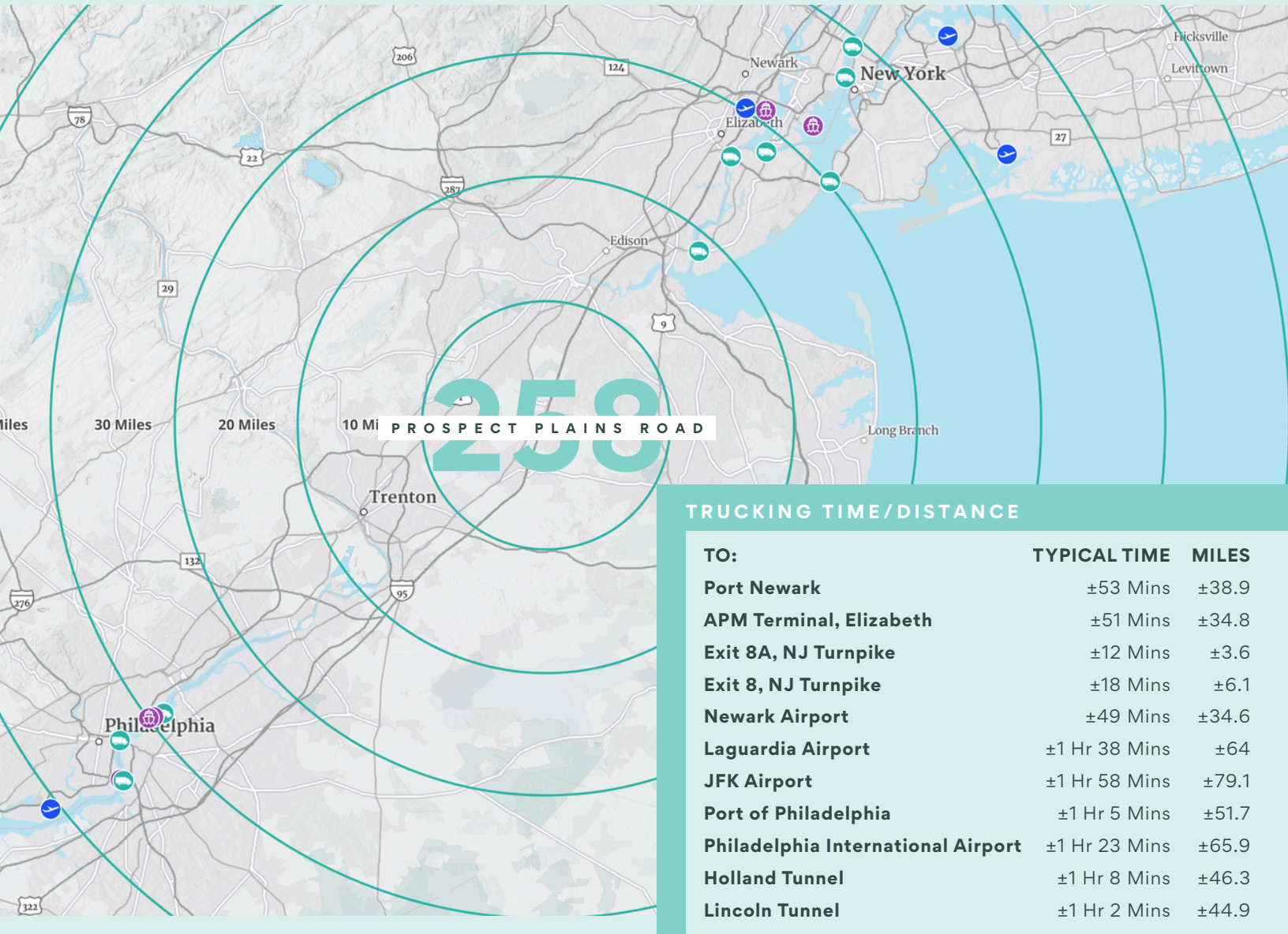
SITE PLAN  
ENTIRE ±255,000 SF



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#### TRUCKING TIME/DISTANCE

TO:	TYPICAL TIME	MILES
Port Newark	±53 Mins	±38.9
APM Terminal, Elizabeth	±51 Mins	±34.8
Exit 8A, NJ Turnpike	±12 Mins	±3.6
Exit 8, NJ Turnpike	±18 Mins	±6.1
Newark Airport	±49 Mins	±34.6
Laguardia Airport	±1 Hr 38 Mins	±64
JFK Airport	±1 Hr 58 Mins	±79.1
Port of Philadelphia	±1 Hr 5 Mins	±51.7
Philadelphia International Airport	±1 Hr 23 Mins	±65.9
Holland Tunnel	±1 Hr 8 Mins	±46.3
Lincoln Tunnel	±1 Hr 2 Mins	±44.9



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