



WEBSITE

FOR LEASE

Spring Brook Commerce Center

128 IRON MOUNTAIN ROAD, MINE HILL, NJ 07803

209,239 sq. ft.
AVAILABLE

33 total
DOCK DOORS

5,742 sq. ft.
OFFICE BUILDOUT

10,877 sq. ft.
ADDITIONAL MEZZ. OFFICE
(WILL ADD TO SF)

42' clear
CEILING HEIGHT

1 total
DRIVE-IN RAMPS

SIGNIFICANT POWER UPGRADE CAPABILITY

Features

Spring Brook Commerce Center is located in Northern NJ off Route 80 West at Exit 28, approximately 43 miles from both Midtown Manhattan, as well as the Port of Newark-Elizabeth. This site is well located within the desired Morris County submarket while servicing the entire tri-state region. Spring Brook Commerce Center includes a LEED Silver 393,335 square foot Class-A distribution facility featuring 42' clear heights including 1 per 6,000 SF loading docks including ample car and trailer parking.



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-Silver design, solar-ready roofs, and low carbon building materials.



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages - from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities - with a focus on efficiency and safety.




Building Specifications

Building Size	393,335 sq. ft. LEED Silver
Available	209,239 sq. ft.
Warehouse	203,239 sq. ft.
Office	5,742 sq. ft. (day 1 office buildout) 10,877 sq. ft. (additional mezz. office will add to SF)
Acres	36 (1,568,160 sq. ft.)
Coverage	23.9%
Dimensions	1070' x 350'
Column Spacing	58' x 48'4" (60' speed bays)
Dock Doors	33 (9' x 10') steel vertical lift doors
Drive-ins	1
Sprinklers	ESFR
Lighting	25 FC at 42' AFF LED
Floor	8" concrete
Roof	60 mil white TPO
Power	3,000 amp 3-phase 277/480V



 **180**
Automobile
Parking

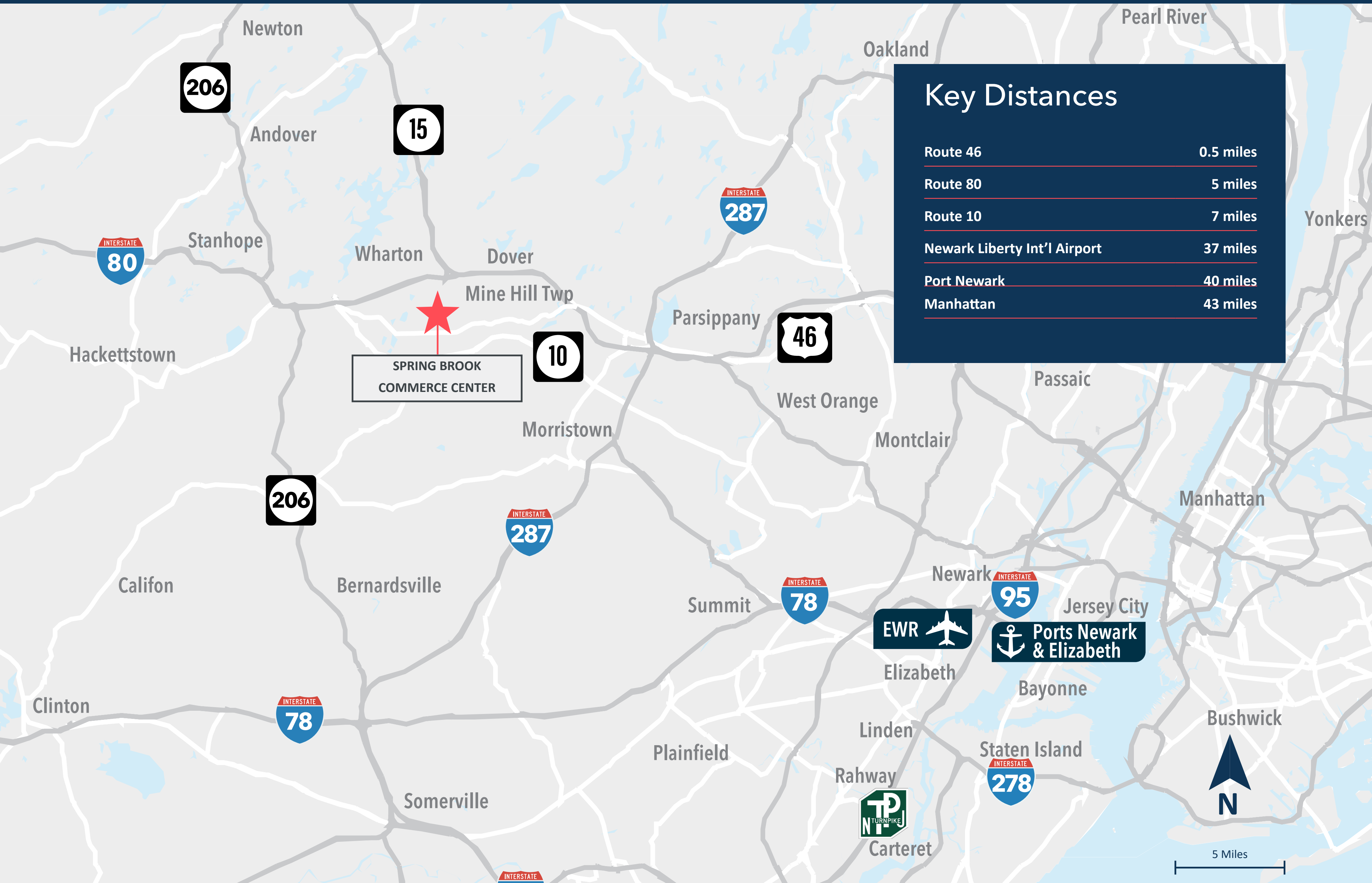
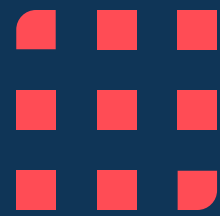
 **33**
Loading
Spaces

 **42'**
Clear
Height

 **58' x 48'4"**
Column
Spacing

 **1**
Drive-Ins





Key Distances

Route 46	0.5 miles
Route 80	5 miles
Route 10	7 miles
Newark Liberty Int'l Airport	37 miles
Port Newark	40 miles
Manhattan	43 miles

Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Clerestory windows optimizing natural light, creating a healthier working environment

100% LEED

Certified or higher on new development

Up to 75%

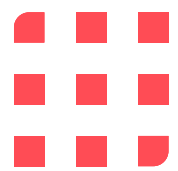
Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



sustainability



Spring Brook Commerce Center

128 IRON MOUNTAIN ROAD, MINE HILL, NJ 07803



Leasing Contacts



Rick Marchisio

908.930.7306

rick.marchisio@lee-associates.com

Drew Maffey, SIOR

908.217.9746

drew.maffey@lee-associates.com

Will Ziegler

908.210.6476

wziegler@lee-associates.com

Joseph Komitor

347.684.4300

jkomitor@lee-associates.com

Matt Esposito

973.294.4920

mesposito@lee-associates.com

Licensed Real Estate Broker. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Brookfield Properties

Kyle McGrady

D 551.265.8312

kyle.mcgrady@brookfieldproperties.com

brookfieldproperties.com/logistics

