



# High Point On 10

111 Route 10, East Hanover

## ±189,715 SF Available in New Construction Facility

Divisible Space with Ample Power and Parking  
in a Premium Morris County Location



111 Route 10 | East Hanover, NJ

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# Property Details

Available warehouse/office space

**±189,715 SF** (expandable by 70,000 SF)

Dimensions

**465' x 400'**

Column spacing

**55' x 57'**

Clear height

**40' clear**

Car parking

**350 spaces** (expandable)

Trailer parking

**27** (expandable by ±28)

Truck court

**135'**

Loading docks

**21 docks**

Drive-in doors

**1 door**

Power

**2000A @277/480V 3-phase,  
4-wire service**

(expandable to 8,000 amps)








# Outstanding Access to Tri-State Thoroughfares



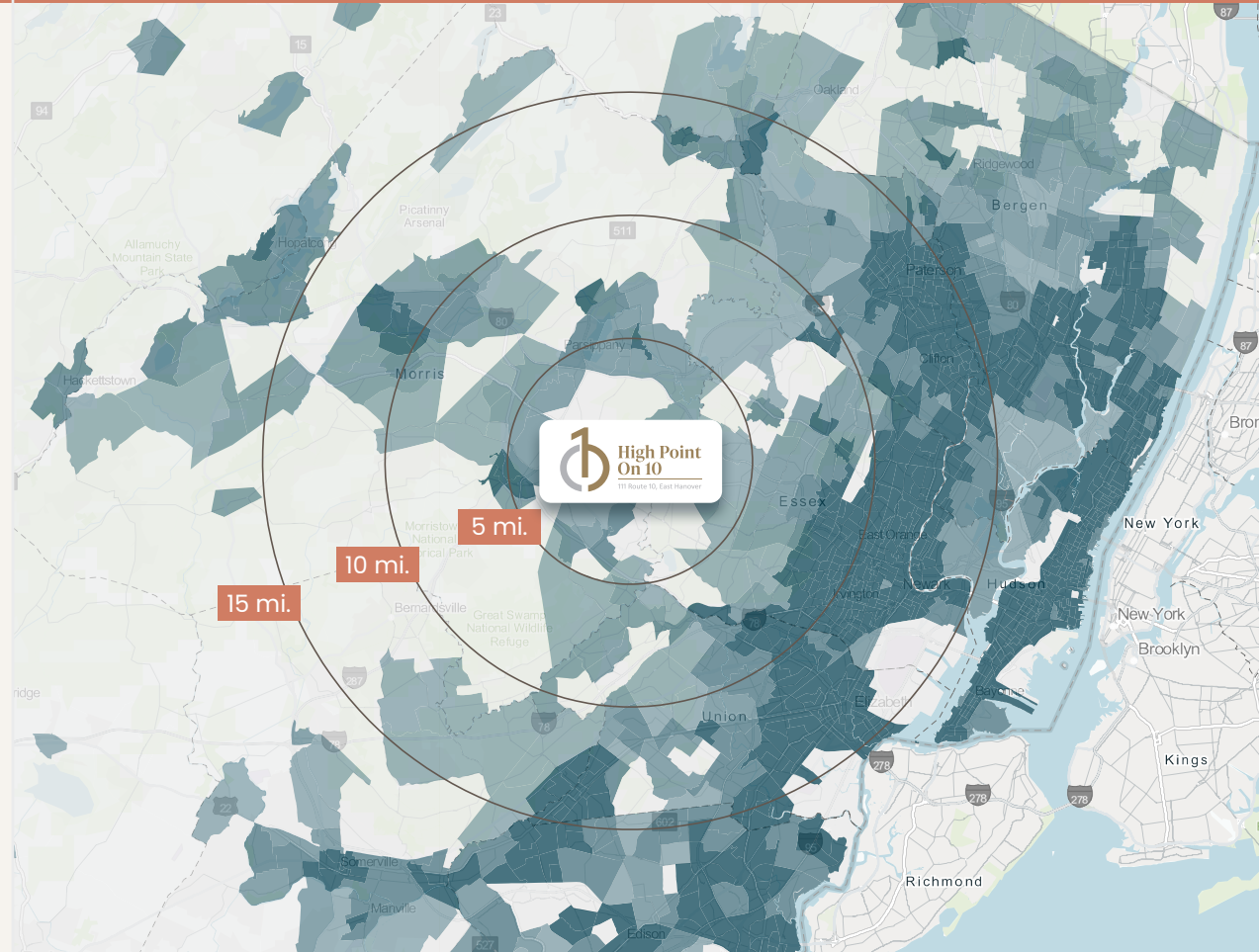
# Robust Local Labor Force

## Demographic

5 Miles 10 Miles 15 Miles

	Total Labor Force	89,436	470,752	1,368,014
	Unemployment Rate	4.1%	5.4%	6.1%
	Warehouse Labor Jobs	146,317	515,195	1,241,909
	Warehouse Resident Workers	4,504	31,879	107,962
	Warehouse Median Hourly Earnings	\$23.57	\$22.63	\$22.11

## Transportation/Warehouse Labor Density



Resident Workers per sq. mi.  <25  25-50  50-100  100-250  >250

# Location Highlights



# Suburban Convenience. Urban Connectivity.



# The Teams



## Related Fund Management

Related Fund Management (“RFM”) is a multi-strategy real estate investment manager that currently manages approximately \$13 billion on behalf of public and private pension plans, endowments, family offices, insurance companies, and sovereign wealth funds. RFM was founded in 2009 and currently employs over 70 professionals located in New York, California, Texas, and Florida. RFM is affiliated with The Related Companies (“Related”) and can leverage Related’s resources, expertise, and personnel based on the needs of its business and investment activities. Since inception, RFM has invested across all portions of the capital stack and in all major real estate sectors. Over the past 6 years, RFM has invested in over 7 million square feet of industrial assets.



## Onyx Equities

Onyx Equities (“Onyx”) is a leading, full-service real estate firm specializing in investment, asset repositioning and ground-up development. Since its founding in 2004, Onyx has acquired more than \$4.5 billion worth of diverse real estate assets throughout New Jersey, New York, and Pennsylvania, and has executed over \$1.1 billion in capital improvement projects under its signature repositioning program. Driving Onyx’s success is its deep understanding of the development process and core geographic markets, a seasoned team of expertise in all facets of real estate, and its adaptability to market conditions and the experience gained from managing over 70M SF since inception. Throughout its esteemed portfolio of properties, Onyx takes aim at increasing operational efficiency, tenant satisfaction and long-term value to create dynamic commercial, residential and mixed-use environments of the highest quality.



## Russo Development

Russo Development is one of the most active, privately held developers of industrial, data center, and multifamily properties serving the New Jersey market. Russo has earned a reputation for well-planned developments that are distinguished by their emphasis on detail and quality. Over their 50+ year history, Russo has completed more than 8 million square feet of industrial projects and has become one of the largest owners of data center space in the New York metropolitan area. The firm has also completed approximately 3,600 rental apartments during the past several years and has a multi-family pipeline of over 3,500 units planned in various New Jersey communities over the next five years. To learn more about the firm’s philosophies and hallmarks, please visit [www.russodevelopment.com](http://www.russodevelopment.com).

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