



CLARION PARTNERS

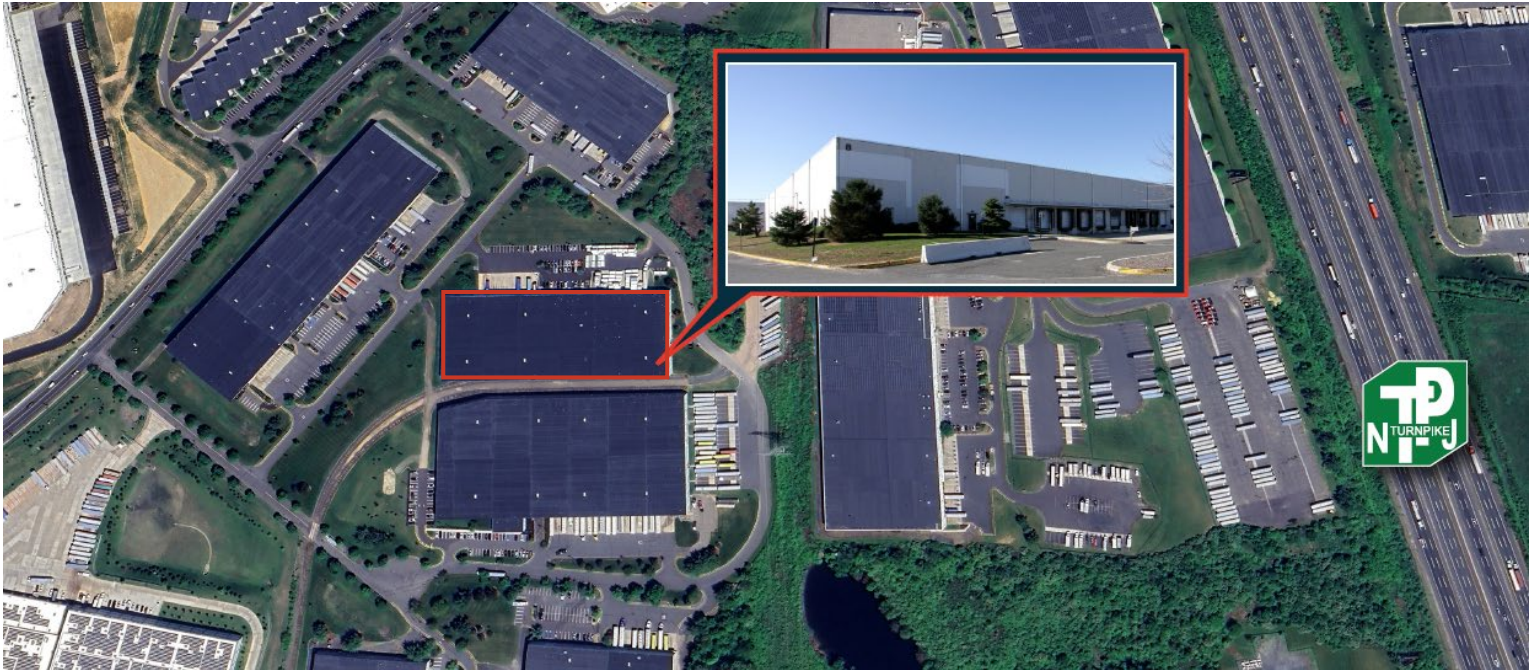
For Lease



8 Nicholas Court

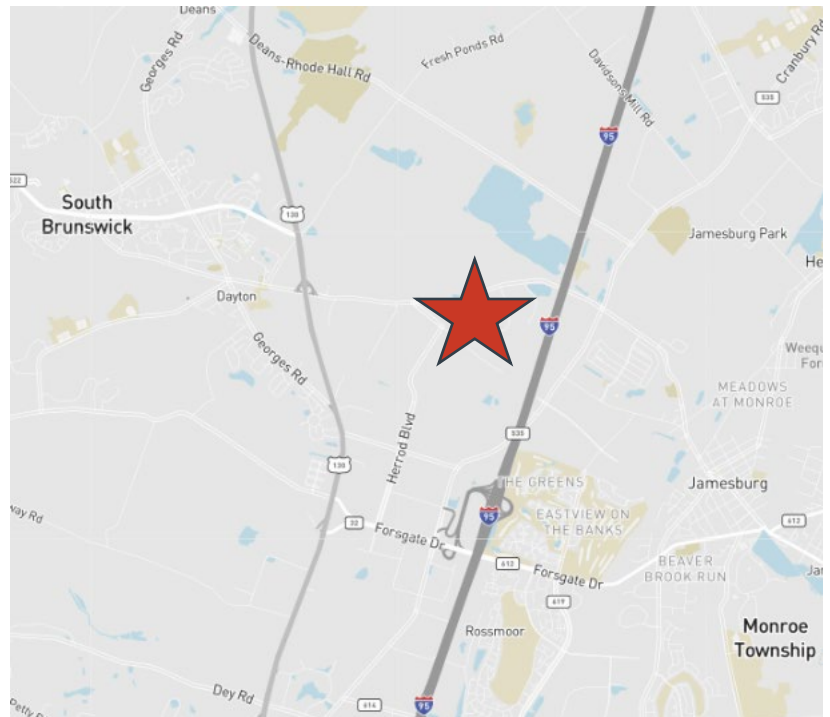
Dayton, New Jersey 08512

86,115 Square Feet Available



LOCATION: EXIT 8A

This property is situated within the 60+ million square foot Exit 8A Submarket in Central New Jersey at the geographic center of the Boston - Washington DC Corridor; approximately 32 miles southwest of Manhattan and 50 miles northeast of Philadelphia. The submarket is directly south of the Port of New York/New Jersey, which, along with the Ports of Los Angeles and Long Beach, comprise the largest ports in the United States. Exit 8A is one of the most dynamic distribution hubs in the country, hosting a range of Fortune 500 tenants such as Costco, Home Depot, Barnes & Noble, Coca-Cola, FedEx, Ford Motor Company and Amazon; and household names like Wayfair, Volkswagen, Audi, Williams-Sonoma, Crate & Barrel, ShopRite, Hyundai, Petco, L'Oréal, and LVMH. Exit 8A serves as a processing, sorting and distribution hub for products arriving at the Port of NY/NJ.



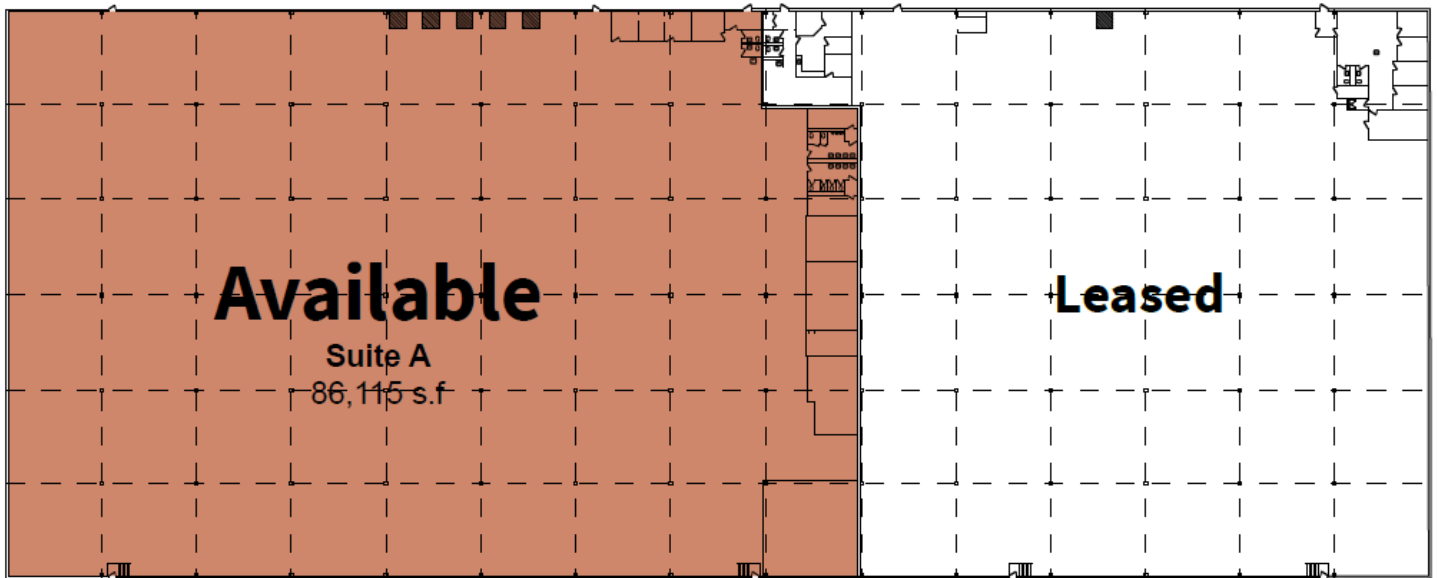
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FLOOR PLAN



SPECIFICATIONS

Building Size	144,000 SF
Available SF	86,115 SF
Loading Format	Front-Load
Building Dimensions	240' x 600'
Column Spacing	40' x 40'
Speed Bay	40'
Clear Height	28' clear
Existing Office	TBD
Warehouse Restrooms	TBD
Drive-in Doors	1 - 12'x14' Door
Loading Doors	10 Doors
Truck Court Depth	TBD
Car Parking Spaces	35
Sprinkler System	WET
Lighting	LED Light Fixtures
Heating	Suspended Gas-Fired Heaters
Power	TBD



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www.clarionpartners.com

For more information on this opportunity, please contact



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