



CLARION PARTNERS

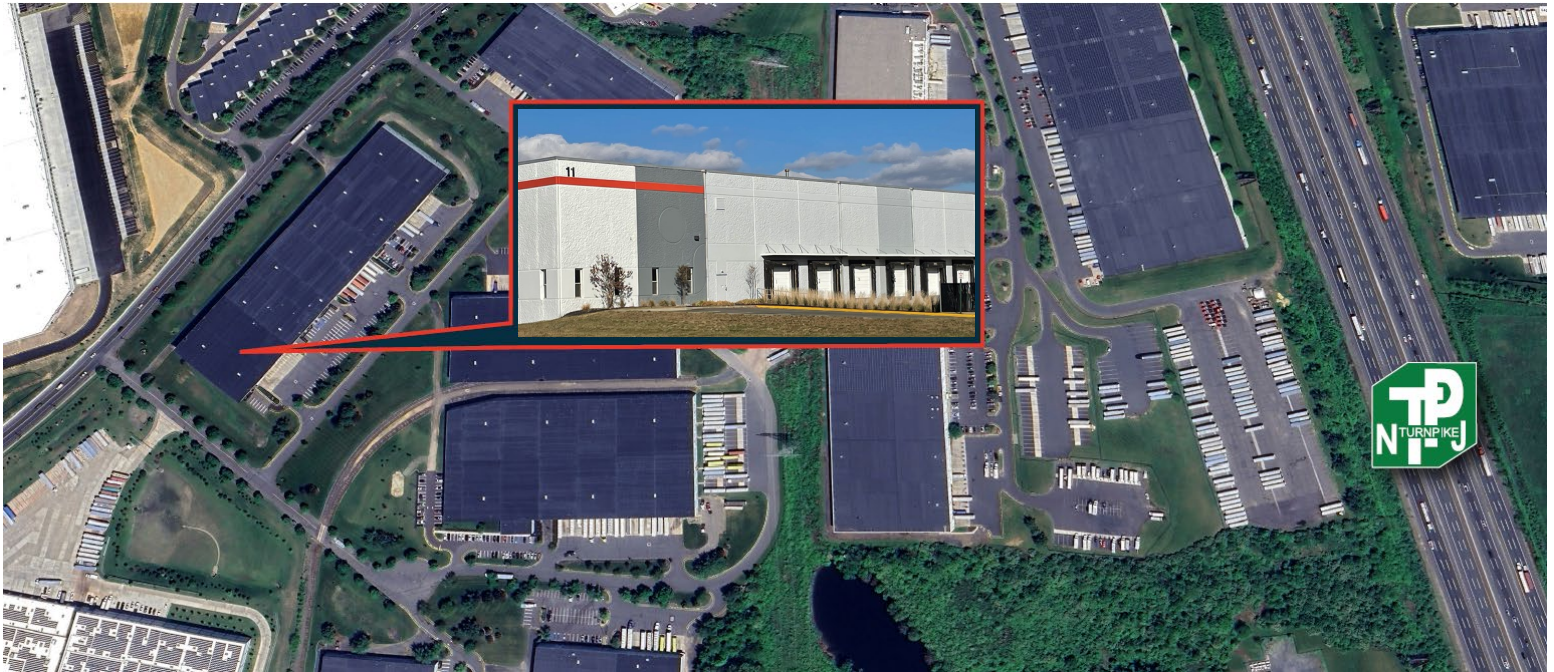
For Lease



11 Nicholas Court

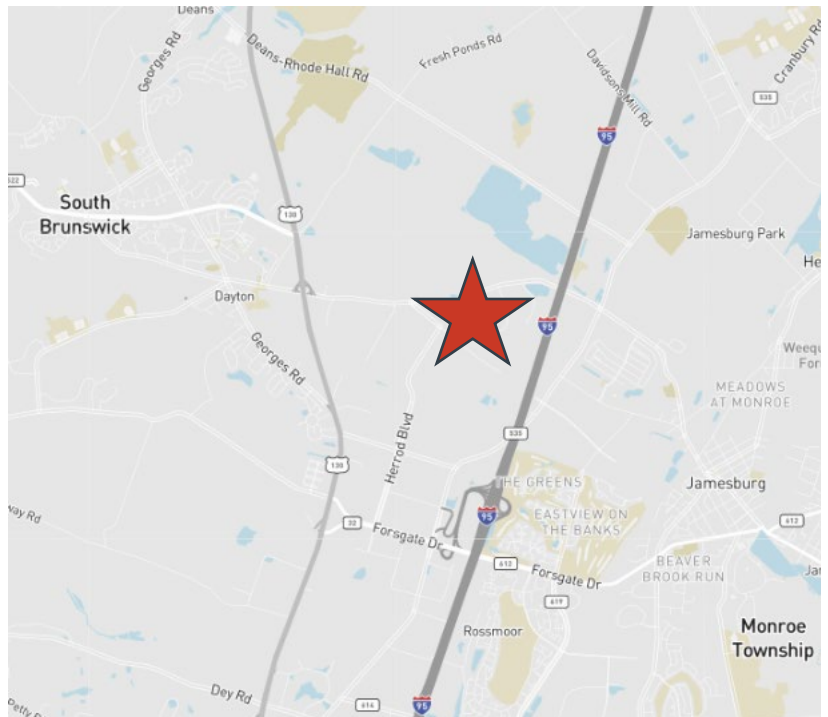
Dayton, New Jersey 08512

67,200 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.



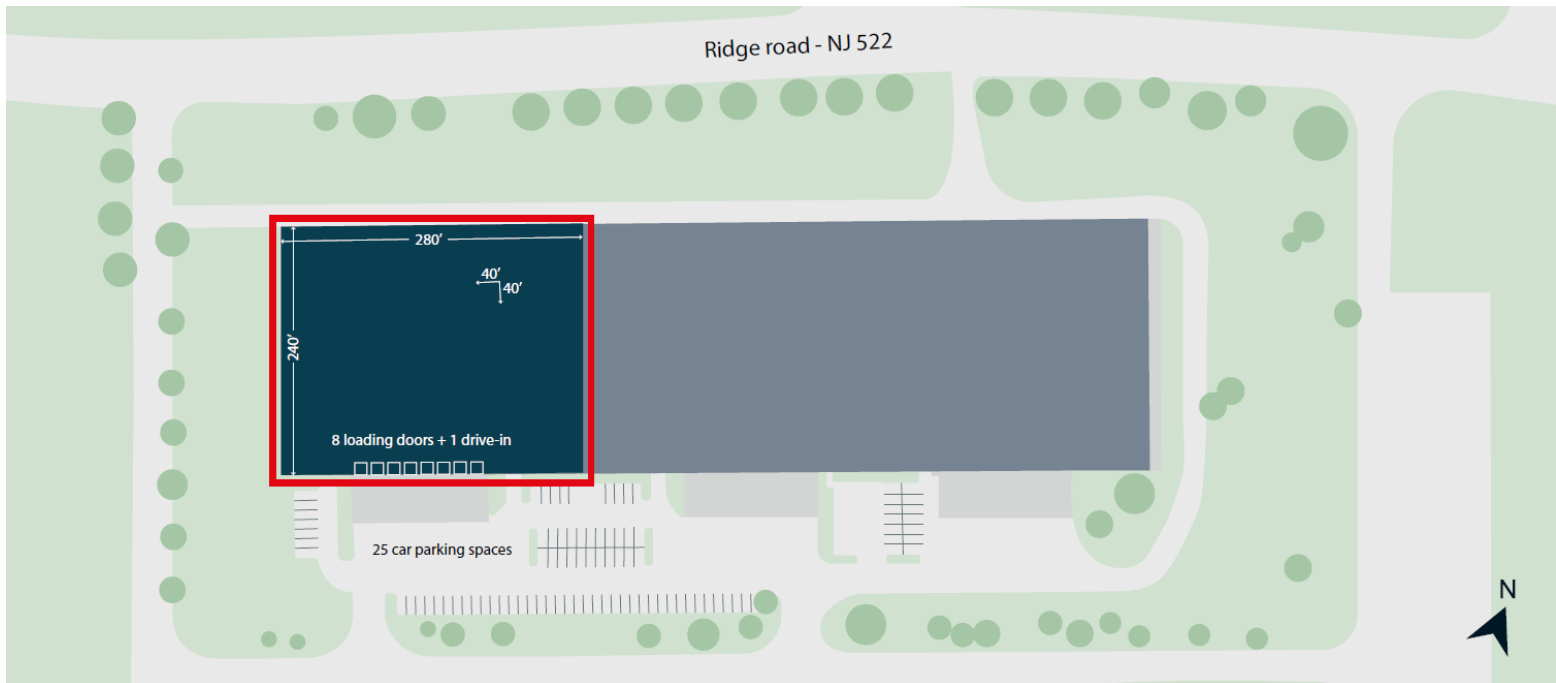
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## SITE PLAN



## SPECIFICATIONS

Building Size	201,600 SF
Available SF	67,200 SF
Loading Format	Front-Load
Building Dimensions	240' x 840'
Column Spacing	40' x 40'
Speed Bay	40'
Clear Height	28' clear
Existing Office	1,300 SF
Warehouse Restrooms	1 Unisex Remote Restrooms
Drive-in Doors	1
Loading Docks	8 Loading Docks
Car Parking Spaces	25
Sprinkler System	ESFR
Lighting	LED motion sensed lighting
Heating	Suspended, gas-fired heating units
Power	400-amp, 277/480 volt, 3 phase service



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[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this opportunity, please contact



Nate Demetsky  
+1 609 672 3163  
[nate.demetsky@jll.com](mailto:nate.demetsky@jll.com)

Dean Torosian  
+1 609 472 4953  
[dean.torosian@jll.com](mailto:dean.torosian@jll.com)

Matt Kemery  
+1 856 340 6842  
[matt.kemery@jll.com](mailto:matt.kemery@jll.com)