



CLARION PARTNERS

For Lease



7 Brick Plant Road
South River, New Jersey

55,200-105,700 Square Feet Available



Location	Mileage to 7 Brick Plant Road
US Route 1	2.5 miles
NJ Turnpike Exit 9	2.6 miles
Port of Newark/Elizabeth	23.9 miles
Newark Liberty Intl Airport	24.1 miles
I-295 Exit 67	27.4 miles
New York City	34.9 miles
Philadelphia	64.1 miles
Philadelphia Intl Airport	72.9 miles



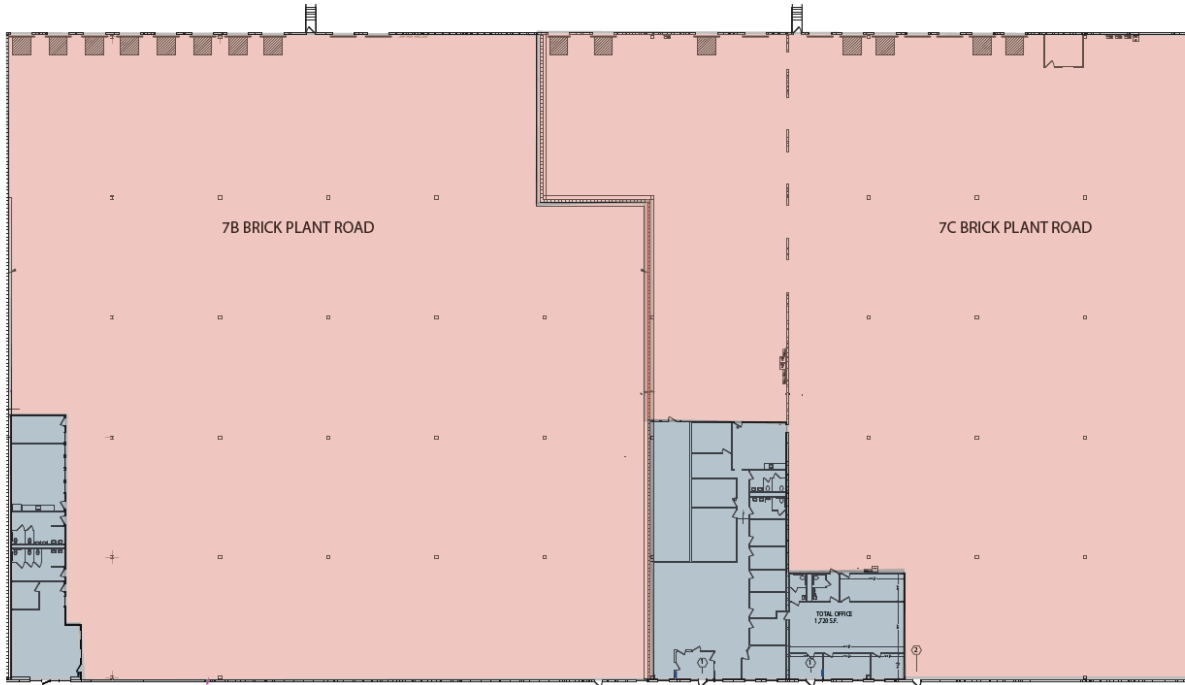
This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



CLARION PARTNERS

7 Brick Plant Road

FLOOR PLAN



SPECIFICATIONS

Building Size	201,600 SF
Available SF	Unit B: 55,200 SF Unit C: 50,500 SF
Loading Format	Single-side
Building Depth	240'
Column Spacing	40' x 40'
Speed Bay	40'
Clear Height	32'
Existing Office	Unit B: 2,000 SF Unit C: 6,000 SF
Loading Doors	Unit B: 10 doors Unit C: 11 doors + 1 drive-in
Truck Court Depth	185'
Car Parking Spaces	100+ spaces
Sprinkler System	ESFR
Lighting	LED lighting
Heating	Suspended, gas-fired heating units
Power	Unit B: 1200 amps 277/480 Volt 3 Phase 4 wire Unit C: 400 amps 277/480 Volt 3 Phase 4 wire



CLARION PARTNERS

www.clarionpartners.com

For more information on this opportunity, please contact



Nate Demetsky
+1 609 672 3163
nate.demetsky@jll.com

Dean Torosian
+1 609 472 4953
dean.torosian@jll.com

Matt Kemery
+1 856 340 6842
matt.kemery@jll.com