

For Sublease

+/- 203,488 SF Industrial Facility

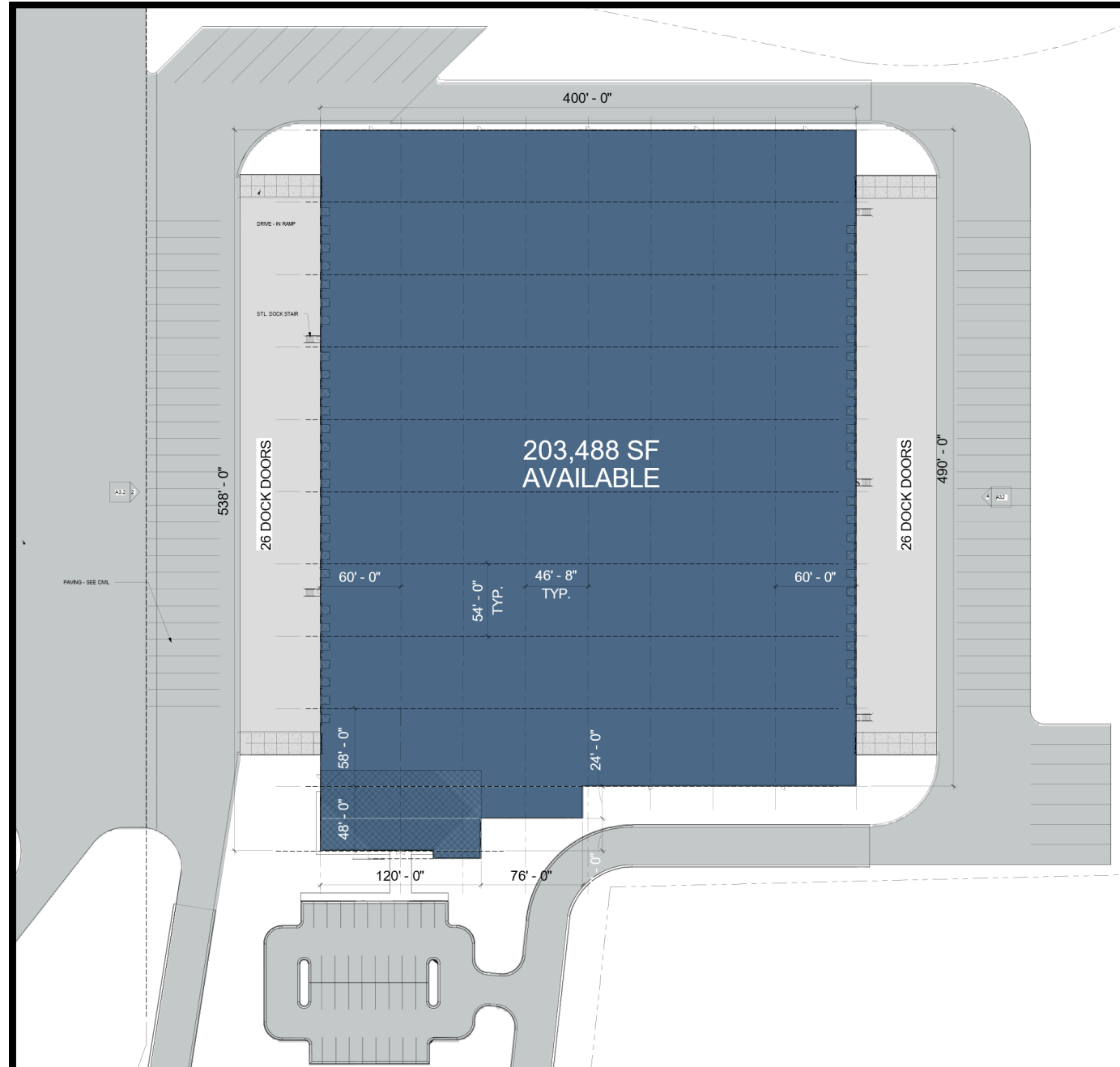


**85 STULTS ROAD
DAYTON, NJ**

BUILDING SPECIFICATIONS | SITE PLAN



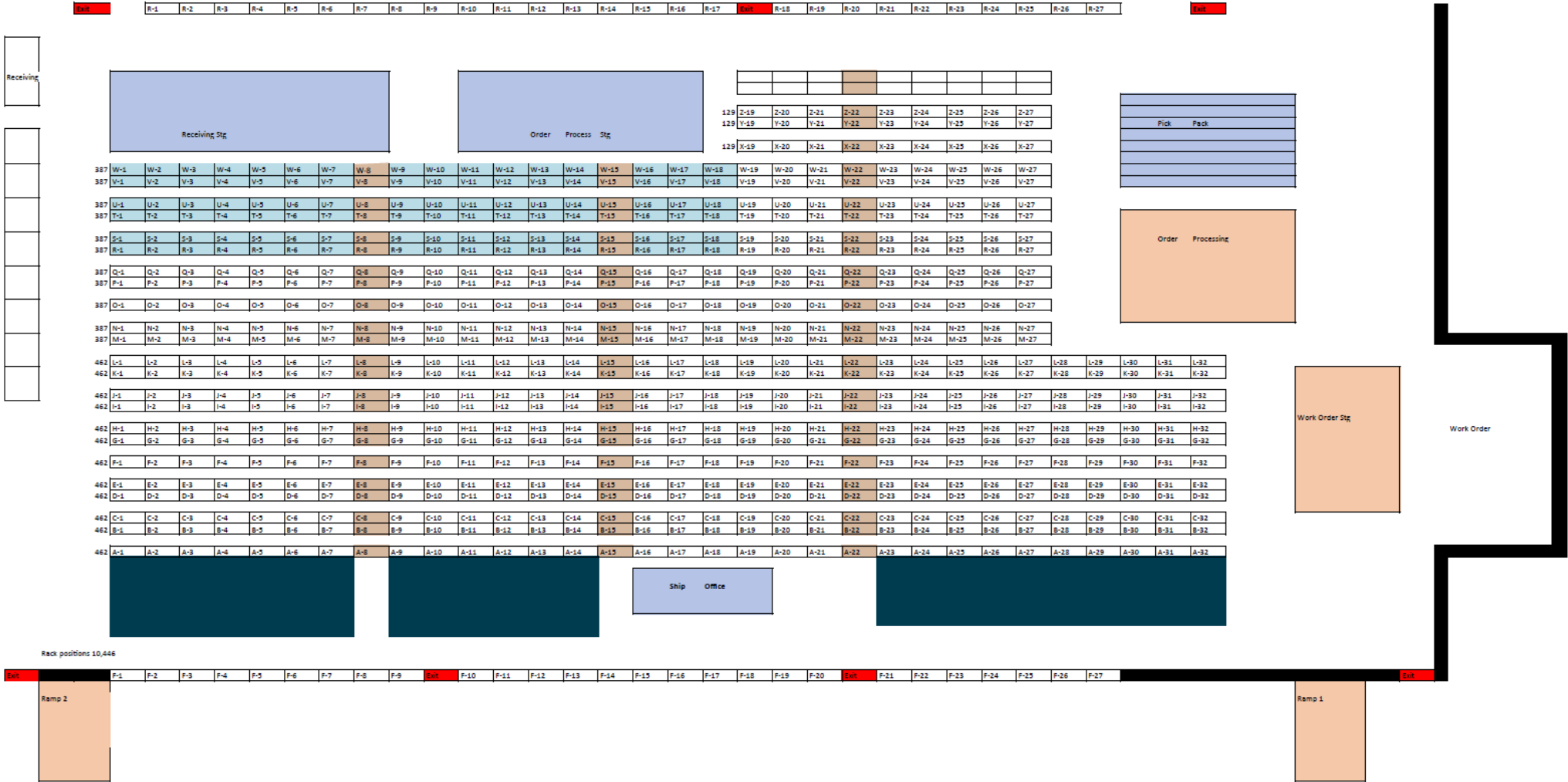
Total area:	+/- 203,488 SF
Office space:	+/- 2,950 SF
Sublease term:	Thru Dec 2029
Ceiling height:	36' clear
Loading docks:	52 (9' x 10')
Loading configuration:	Cross dock
Drive-in doors:	4 (12' x 14')
Car parking:	38 spaces
Trailer parking:	75 spaces
Lighting:	T5 lighting with motion sensors
Sprinkler:	ESFR system
Existing racking available:	10,446 pallet positions



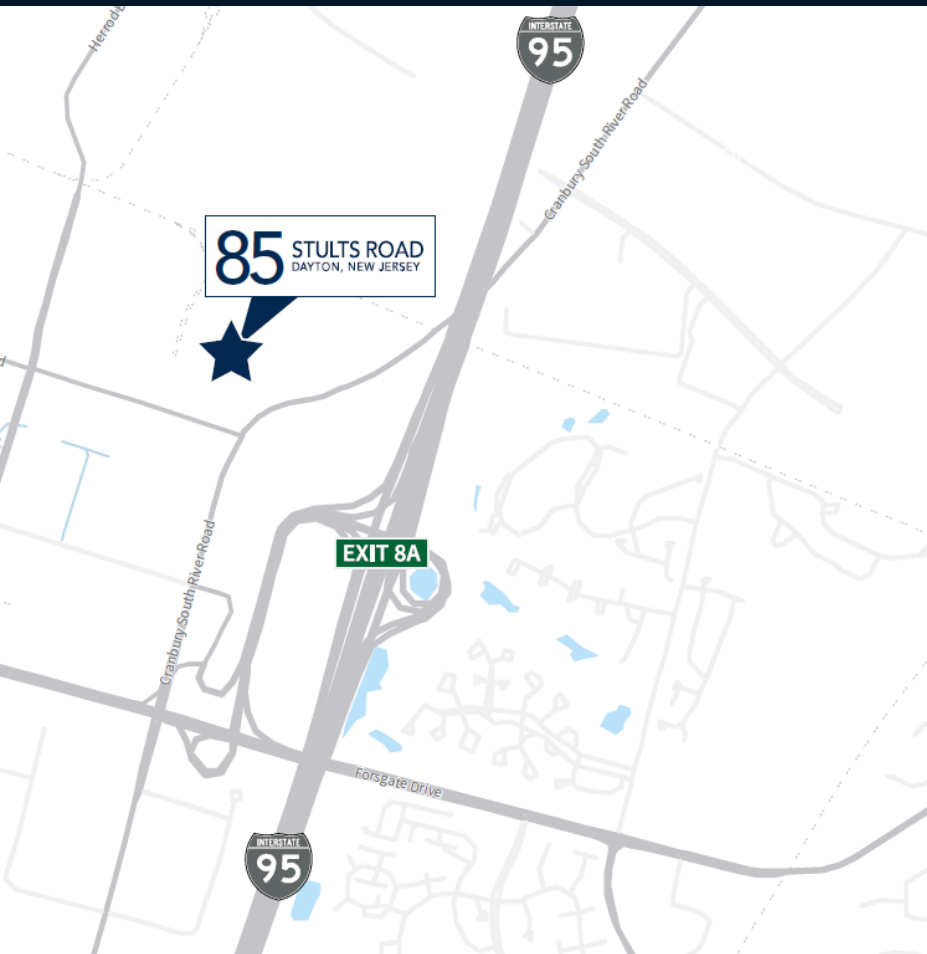
RACK PLAN



Existing racking available: 10,446 pallet positions



LOCATION MAP



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