

FOR SALE OR LEASE

861 SLOAN AVENUE
HAMILTON TOWNSHIP, NJ

138,851 SF
Divisible to 59,508 SF



Lincoln

www.861Sloan.com



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SPECIFICATIONS

TOTAL AVAILABLE: 138,851 SF
(divisible to 59,508 SF)

AVAILABILITY: Immediate

OFFICES: 2,250 SF new spec office

CLEAR HEIGHT: 36'

LOADING: 13 loading docks with
levelers - expandable to 18

COLUMN SPACING: 60'w x 52'd
(wider than 90+% of competitors)

SPEED BAY: Massive **105'** deep speed bay
(enhanced safety and productivity)

POWER: 1,200 amp, 277/480 volt, 3 phase,
4 wire

CAR PARKING: 120 spaces

TRAILER PARKING: 9 stalls - additional room
in truck court

TAXES: \$1.30 PSF

OPEX ±40% BELOW AVG OF COMPETING PROPERTIES

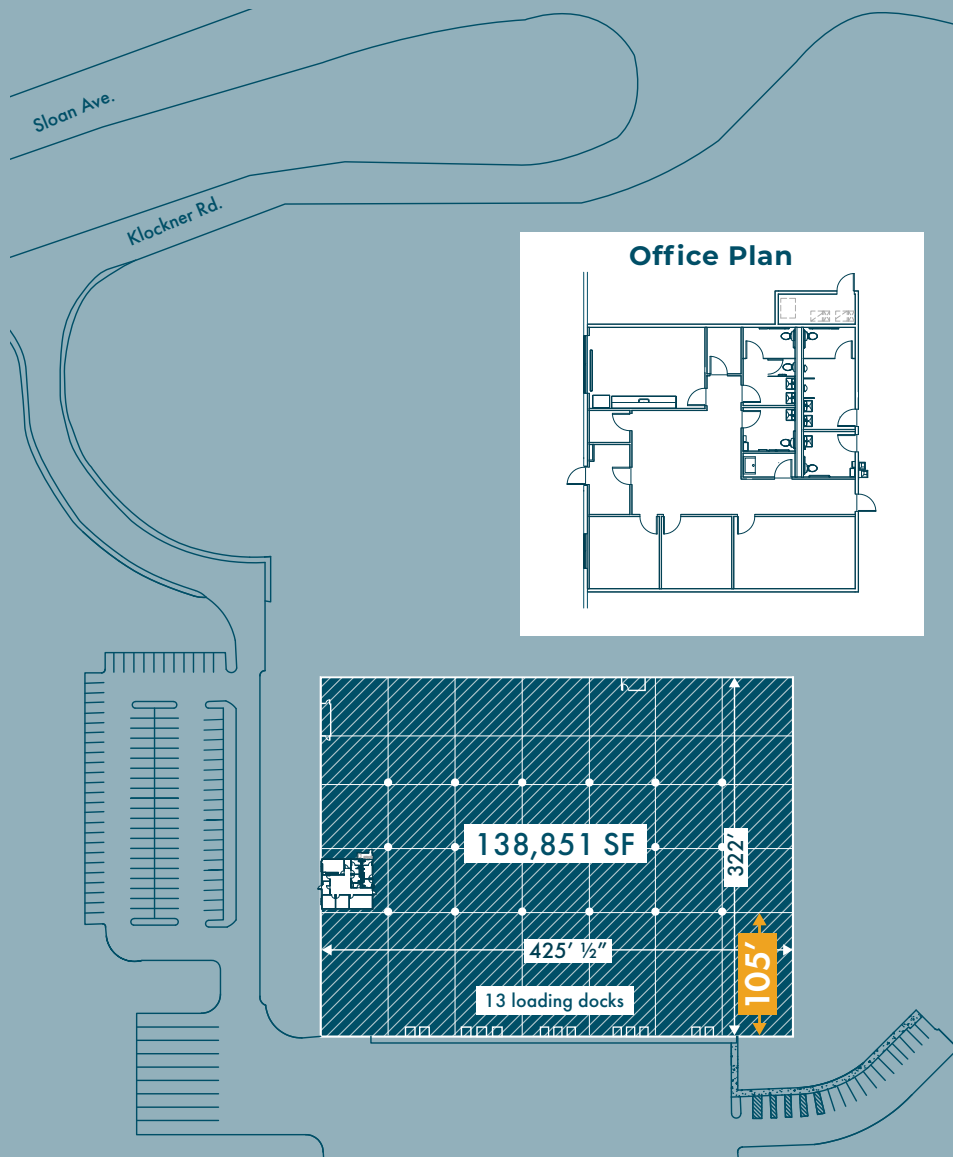


RECENT PROPERTY UPGRADES

- Asphalt
- Warehouse roof
- Docks with levelers
- Electric system
- ESFR sprinkler system
- LED lighting
- Exterior paint
- Spec office

SITE PLANS

Total Building Plan



Building Demise Plan



LOCATION

KEY DISTANCES



HAMILTON TRAIN STATION 0.4 miles



INTERSTATE 295 0.6 miles



ROUTE 1 1.5 miles



INTERSTATE 195 5.8 miles



NJ TURNPIKE

EXIT 7A 11 miles

EXIT 8 13 miles

EXIT 8A 16 miles



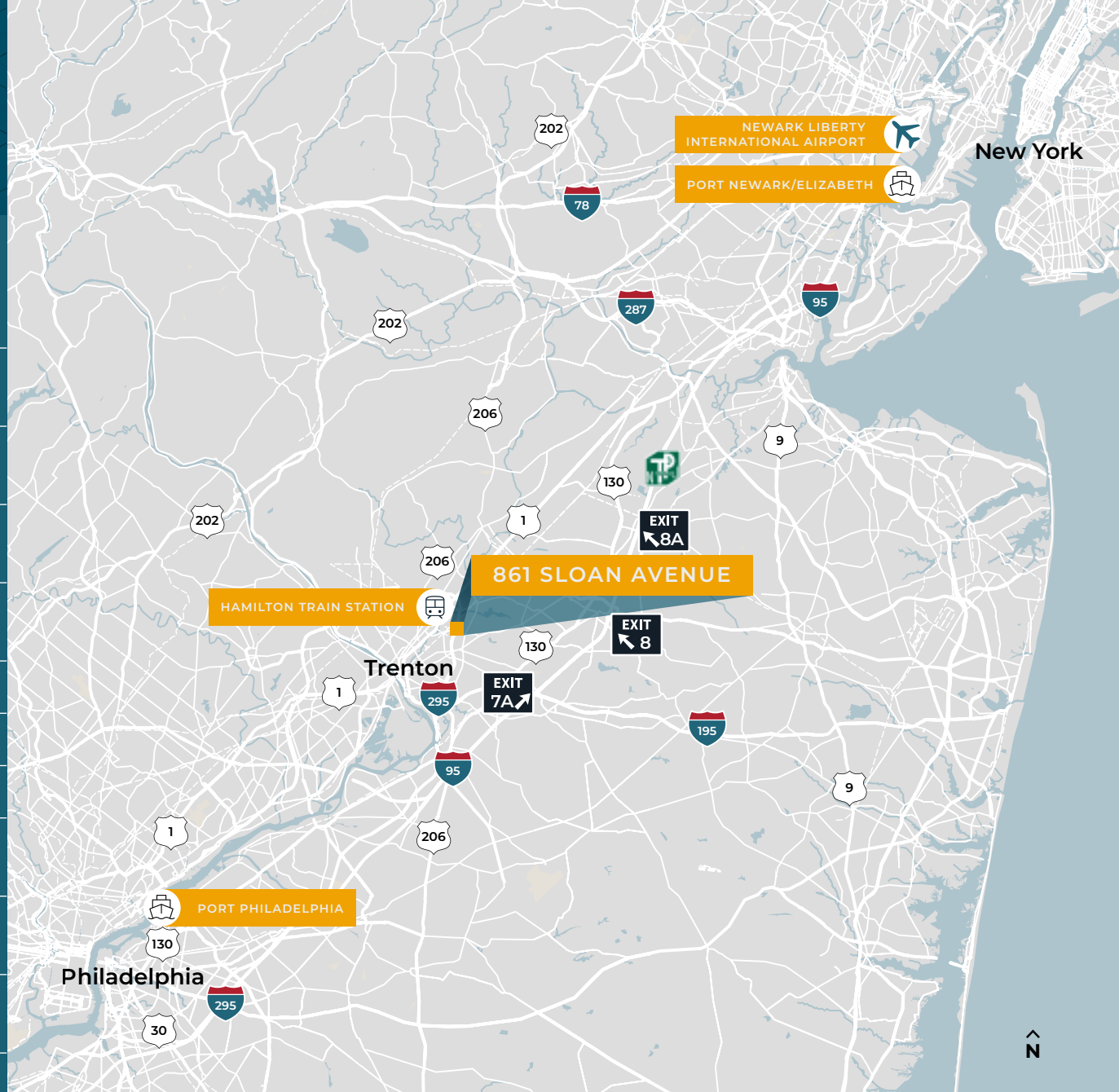
PORT OF PHILADELPHIA 33.8 miles



NEWARK LIBERTY INTERNATIONAL AIRPORT 55.7 miles



PORT OF NEWARK/ELIZABETH 60.9 miles



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