



**HARTS
CROSSING**

15 HARTS LANE / EAST BRUNSWICK / NEW JERSEY

YOUR LOGO

±146,570 SF

A PREMIER CLASS A FACILITY
ENGINEERED FOR ADVANCED MANUFACTURING,
LIFE SCIENCE, AND DISTRIBUTION



SITE DETAILS

NEW EXIT 9 INDUSTRIAL FACILITY ±146,570 SF – AVAILABLE NOW

Strategically positioned in Foreign Trade Zone 49 and less than 3 miles from New Jersey Turnpike Exit 9, Harts Crossing delivers a competitive edge for manufacturers, life science firms, R&D operators, and distributors. This ±146,570 SF Class A industrial development features 2,000-amp power, ±36' clear heights, and ±54.0' x ±58.0' column spacing to accommodate advanced manufacturing, laboratory, and R&D operations. The new, unencumbered roof offers solar installation flexibility with capacity to generate over 2MW of clean energy.

BUILDING SPECIFICATIONS

Building area:
±146,570 SF industrial facility

Office:
±4,835 SF

Column spacing:
±54.0' x ±58.0'

Clear height:
±36'

Dock doors:
18

Drive-in door:
1

Trailer parking:
13 spaces

Car parking:
91 spaces

Floor:
±6"

Sprinkler:
ESFR fire suppression system
(K25 sprinkler heads)

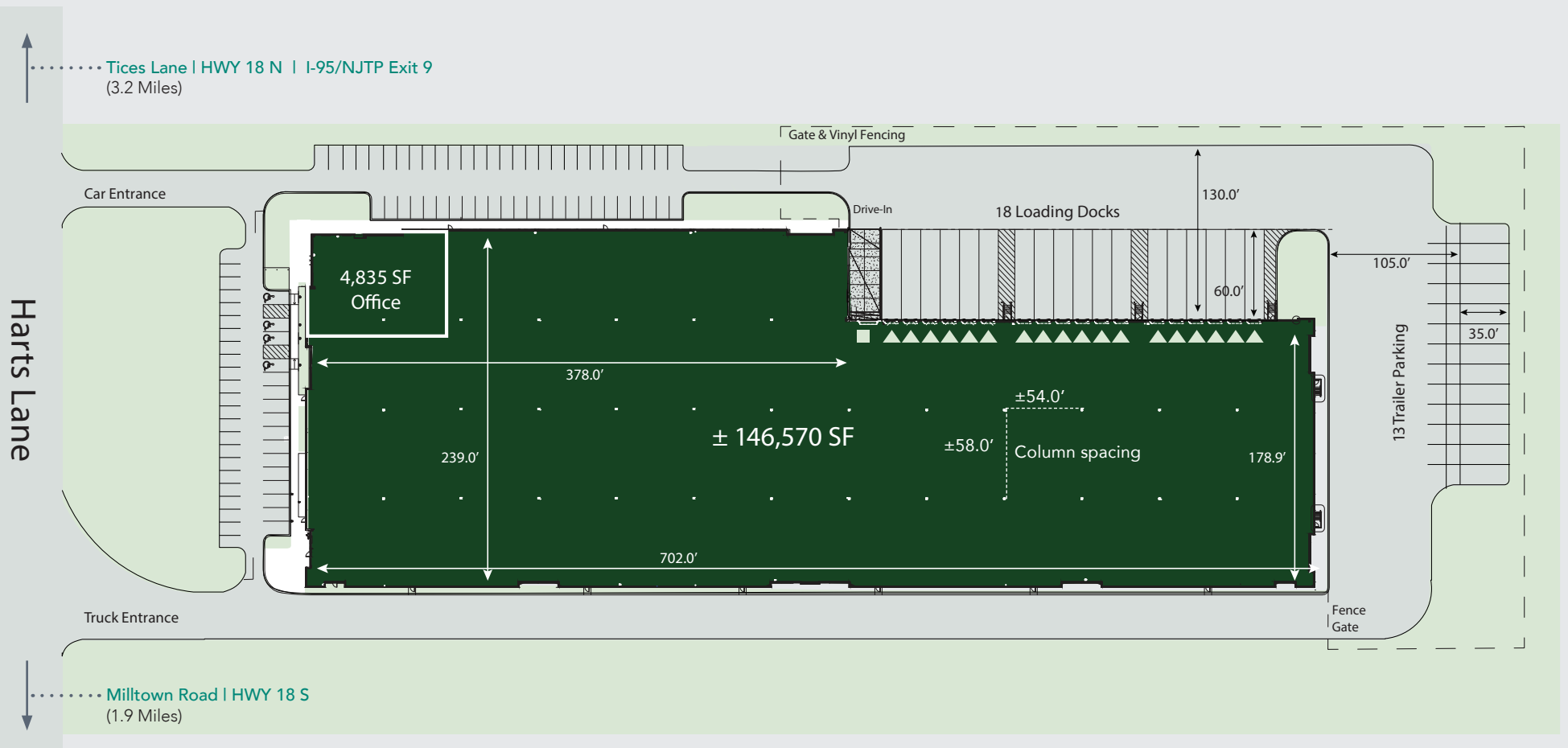
Lighting:
LED lighting with motion sensors

Power:
2000 amps @ 480V/3 phase



SITE PLAN

SECURED TRUCK COURT WITH SEPARATE CAR & TRUCK ENTRANCE




PHOTOS



DEMOGRAPHICS


AREA DEMOGRAPHICS

within a 60-minute drive time

 **10,652,426** Total population

 **2,770,879** Millennials


 **\$102,323** Median household income

 **2,091,230** Gen X'ers

 **98,894** Households earning \$100K+


LABOR DEMOGRAPHICS


within a 60-minute drive time

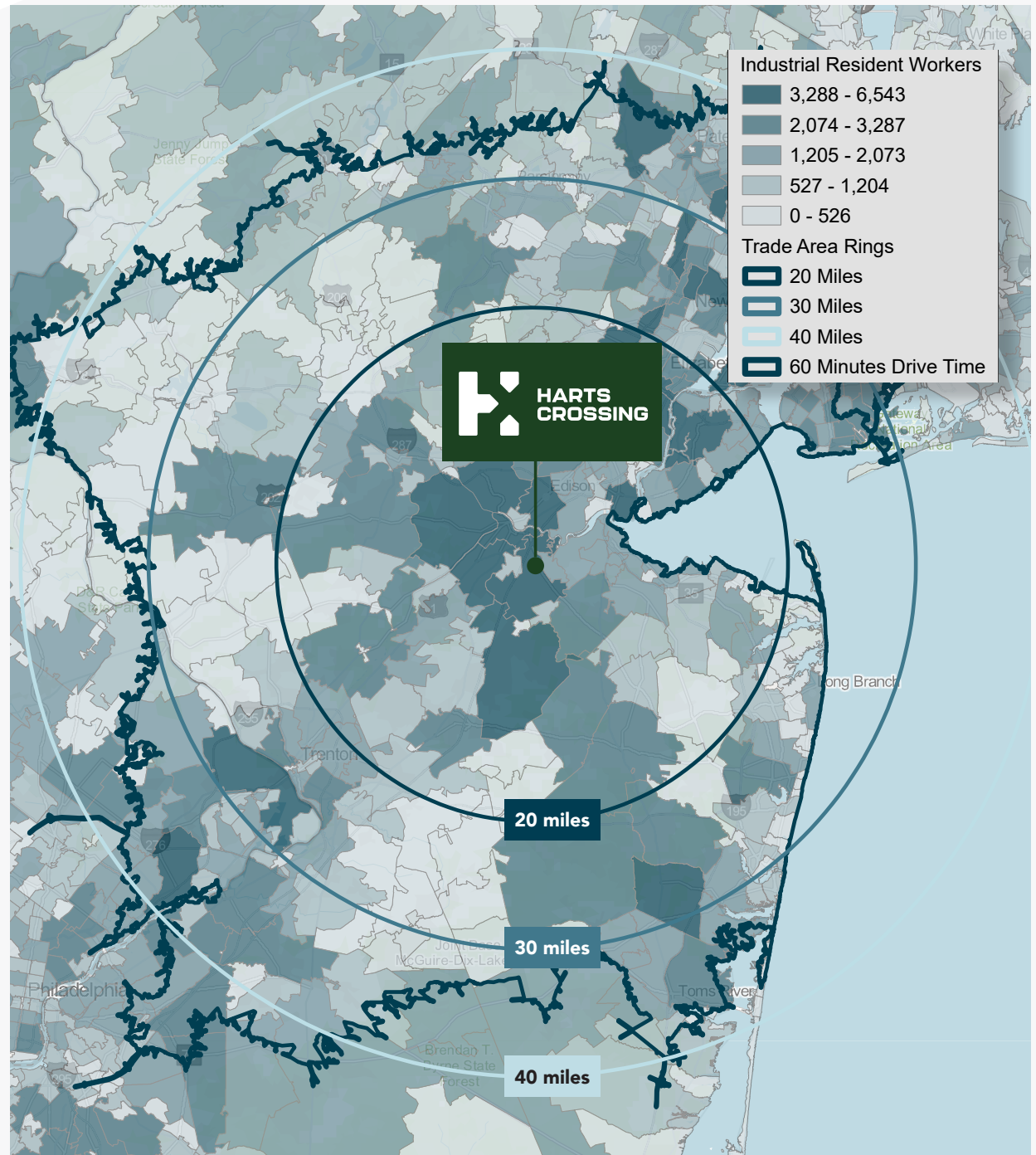
 **98,894** Engineers

 **409,046** Warehouse workers

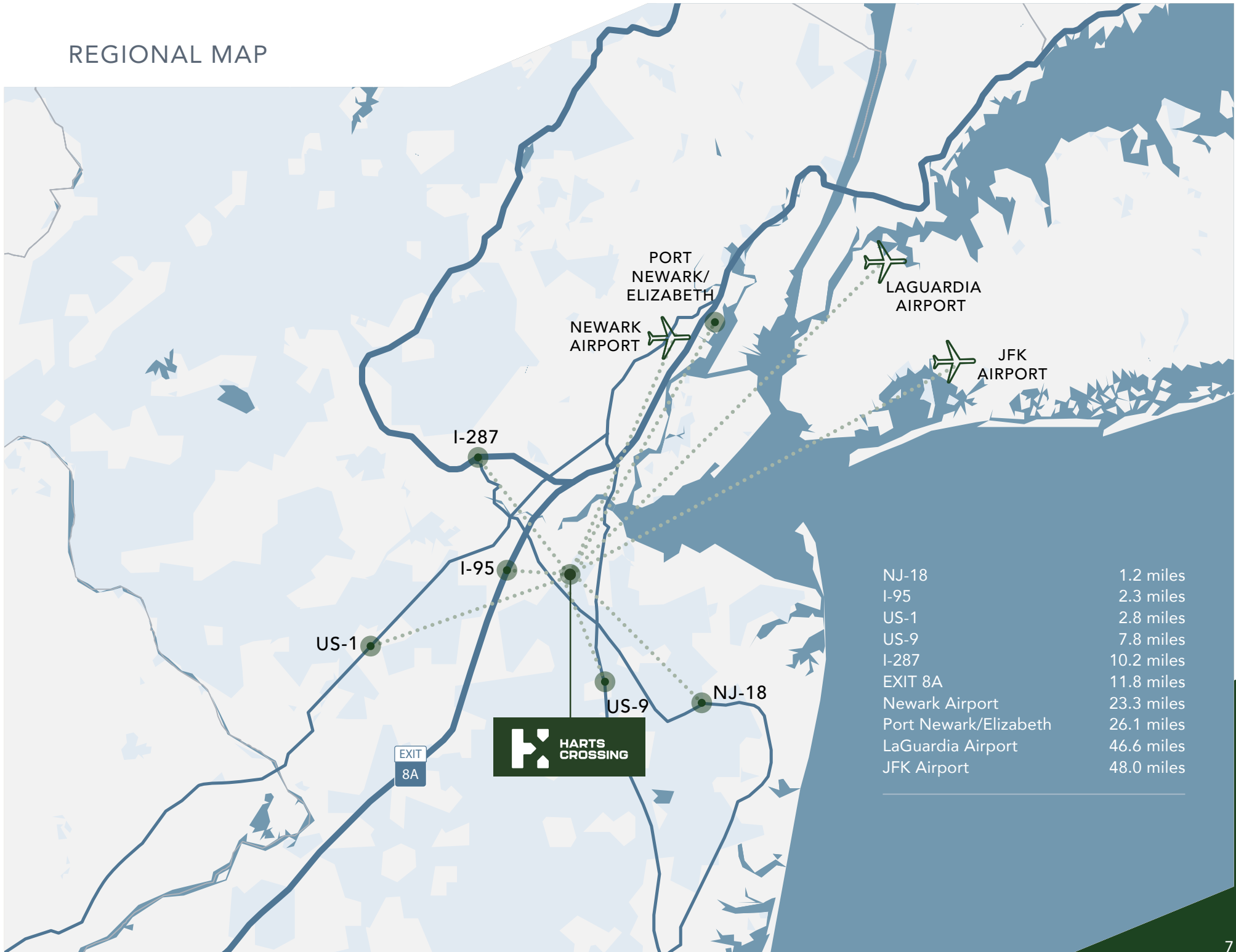
 **942,475** Stem workers

 **\$24.38** Avg. hourly warehouse earnings

 **\$63.90** Avg. hourly stem earnings



REGIONAL MAP





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CROSSING**



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