HARTS CROSSING

15 HARTS LANE / EAST BRUNSWICK / NEW JERSEY



±146,570 SF

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

15HARTSLANE.COM

BGO
A GreenOak company

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″

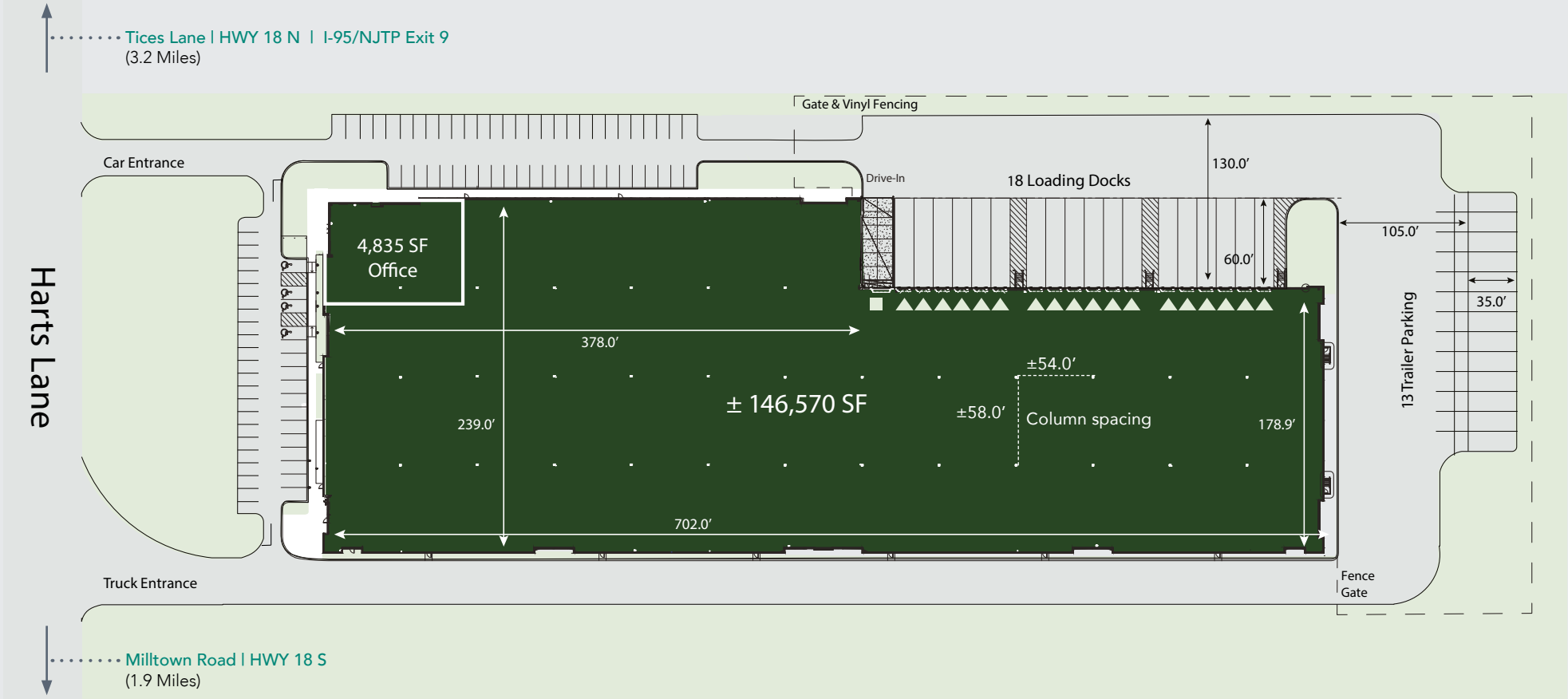
Sprinkler:
ESFR fire suppression system (K25 sprinkler heads)

Lighting:
LED lighting with motion sensors

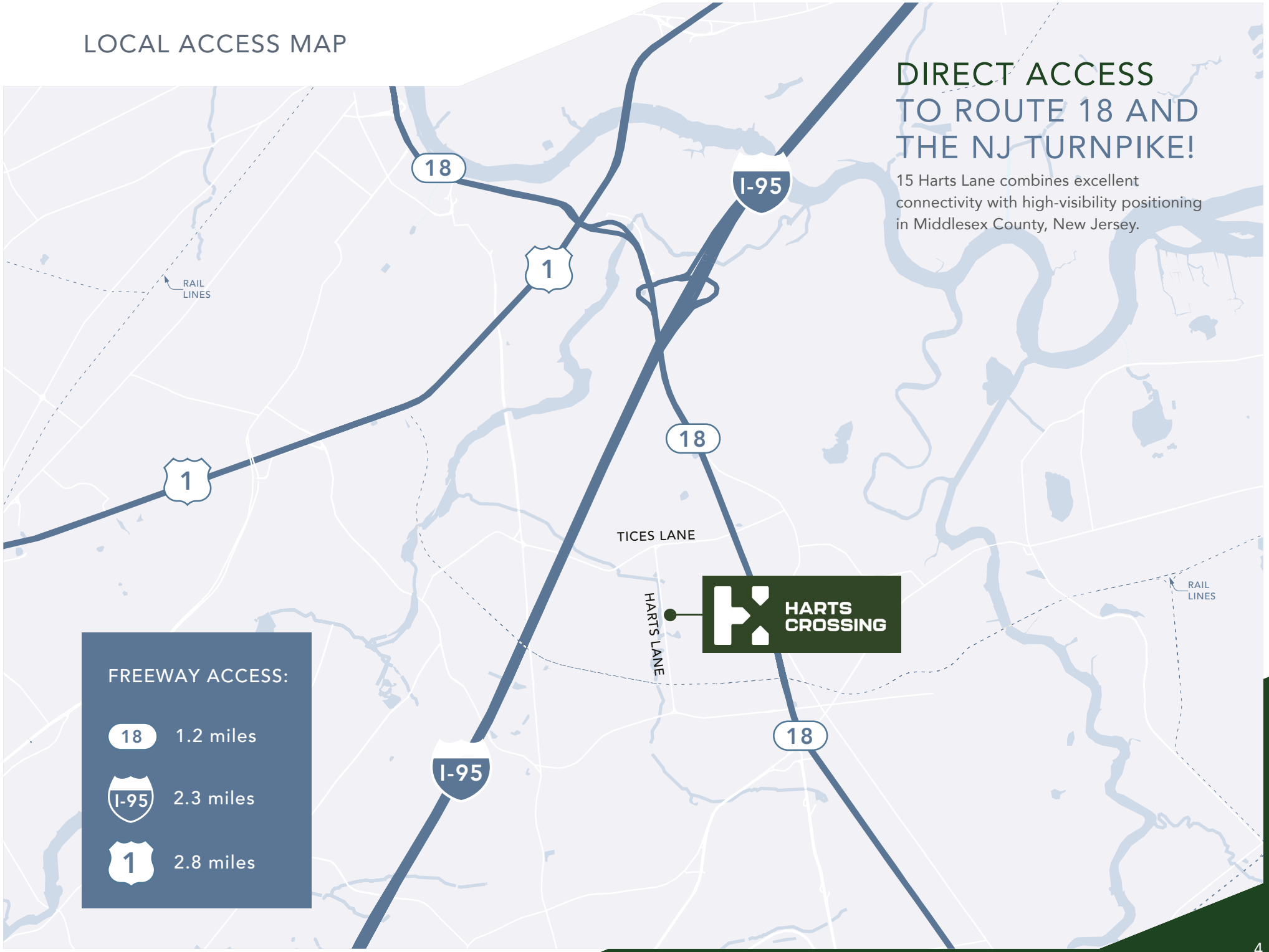
Power:
2000 amps @ 480V/3 phase



SECURED TRUCK COURT
WITH SEPARATE CAR & TRUCK ENTRANCE



LOCAL ACCESS MAP



DIRECT ACCESS TO ROUTE 18 AND THE NJ TURNPIKE!

15 Harts Lane combines excellent connectivity with high-visibility positioning in Middlesex County, New Jersey.

PHOTOS









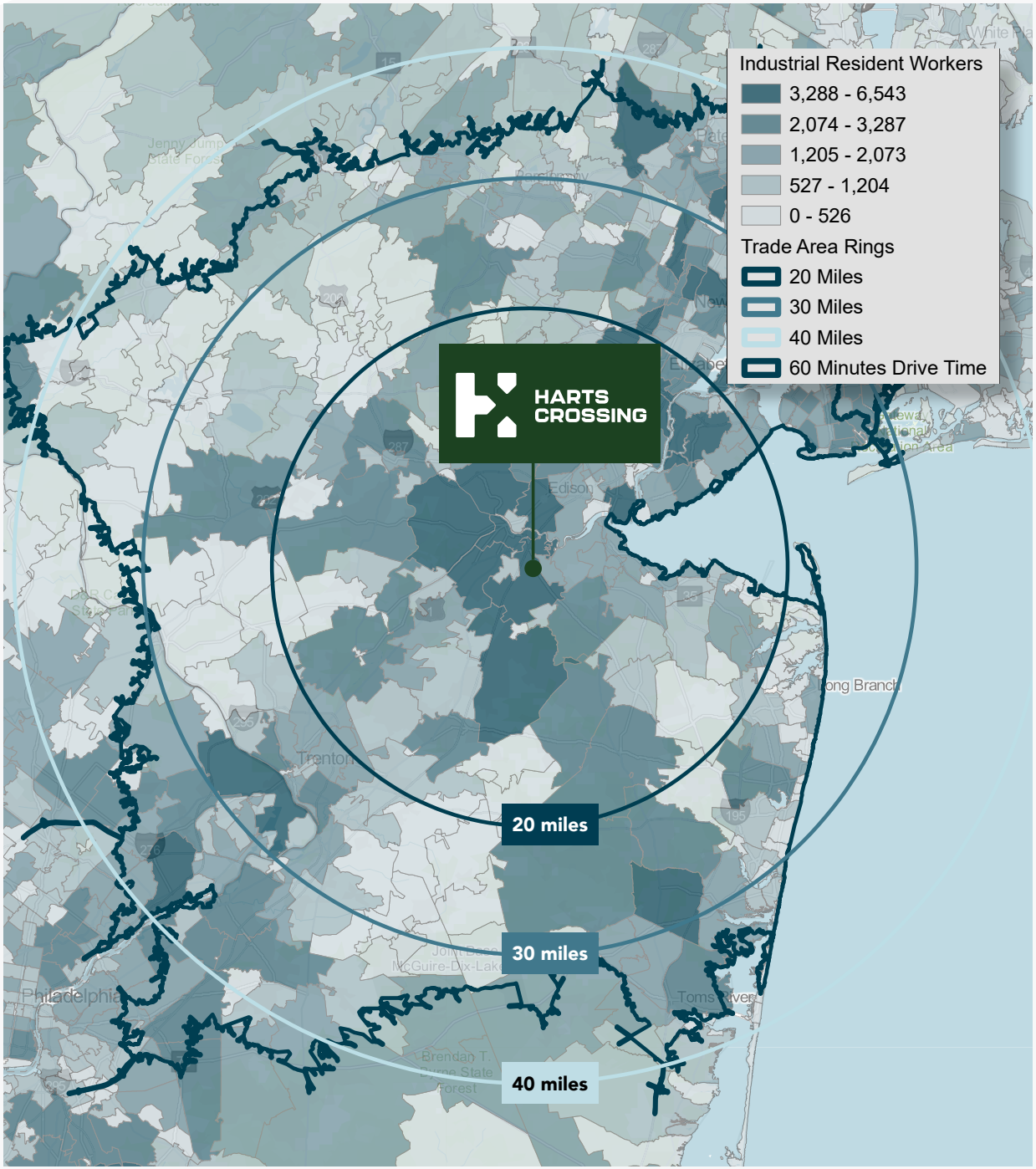
DEMOGRAPHICS

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

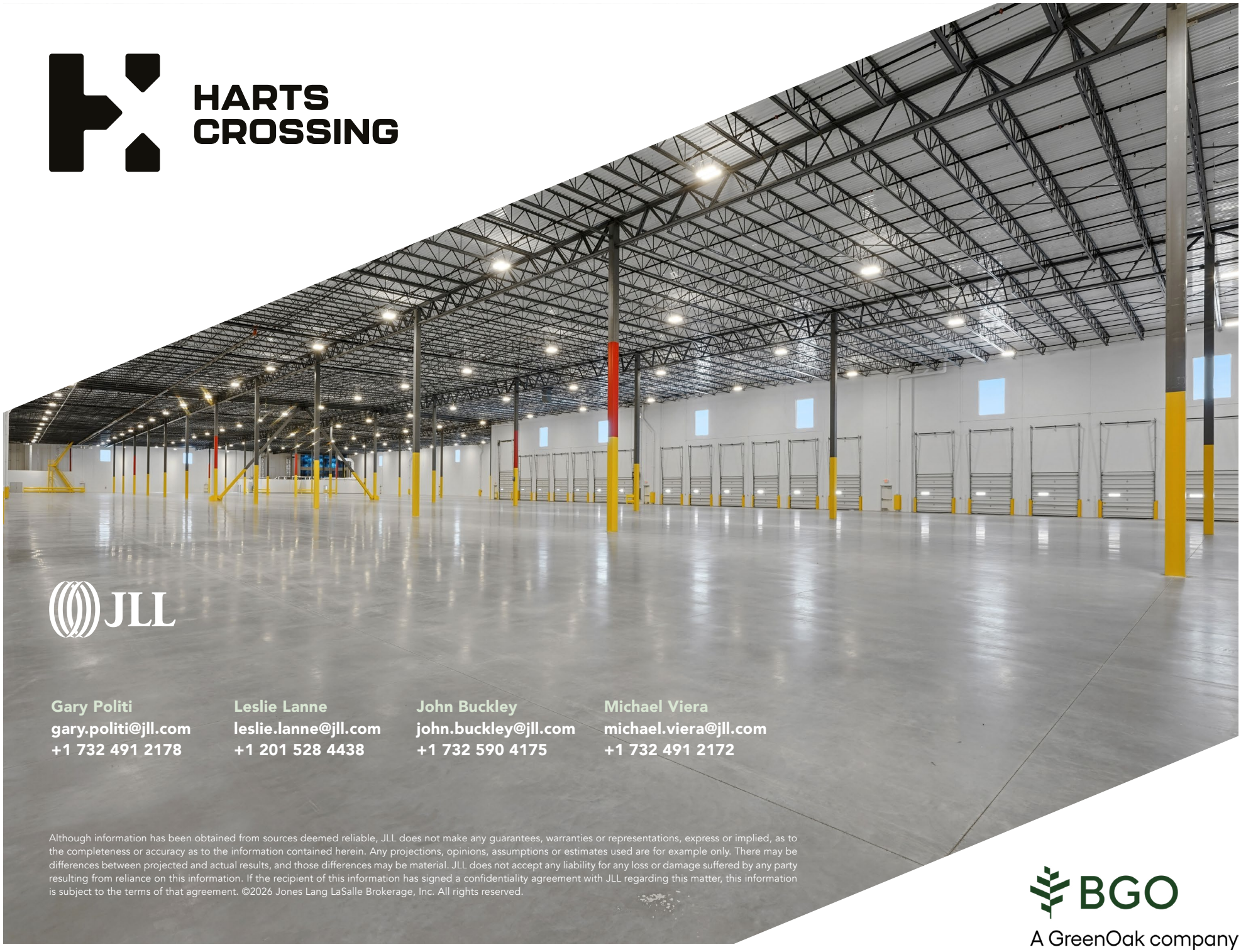


REGIONAL MAP



NJ-18	1.2 miles
I-95	2.3 miles
US-1	2.8 miles
US-9	7.8 miles
I-287	10.2 miles
EXIT 8A	11.8 miles
Newark Airport	23.3 miles
Port Newark/Elizabeth	26.1 miles
LaGuardia Airport	46.6 miles
JFK Airport	48.0 miles

HARTS CROSSING



JLL

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