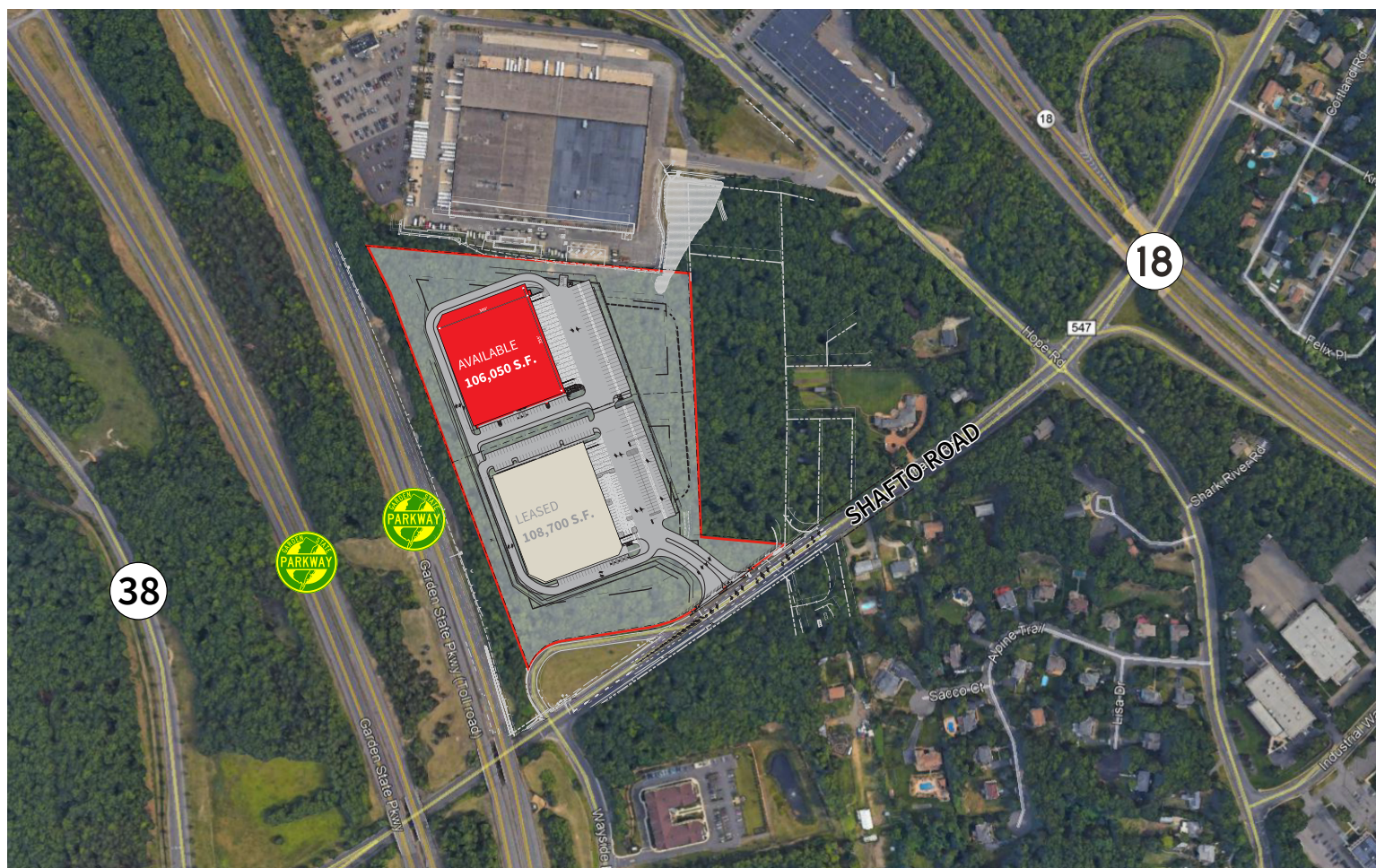


# Available

1470 Shafto Road, Tinton Falls, NJ

Build-to-suit Industrial Opportunity

**106,050 SF available 4<sup>th</sup> Quarter 2023**





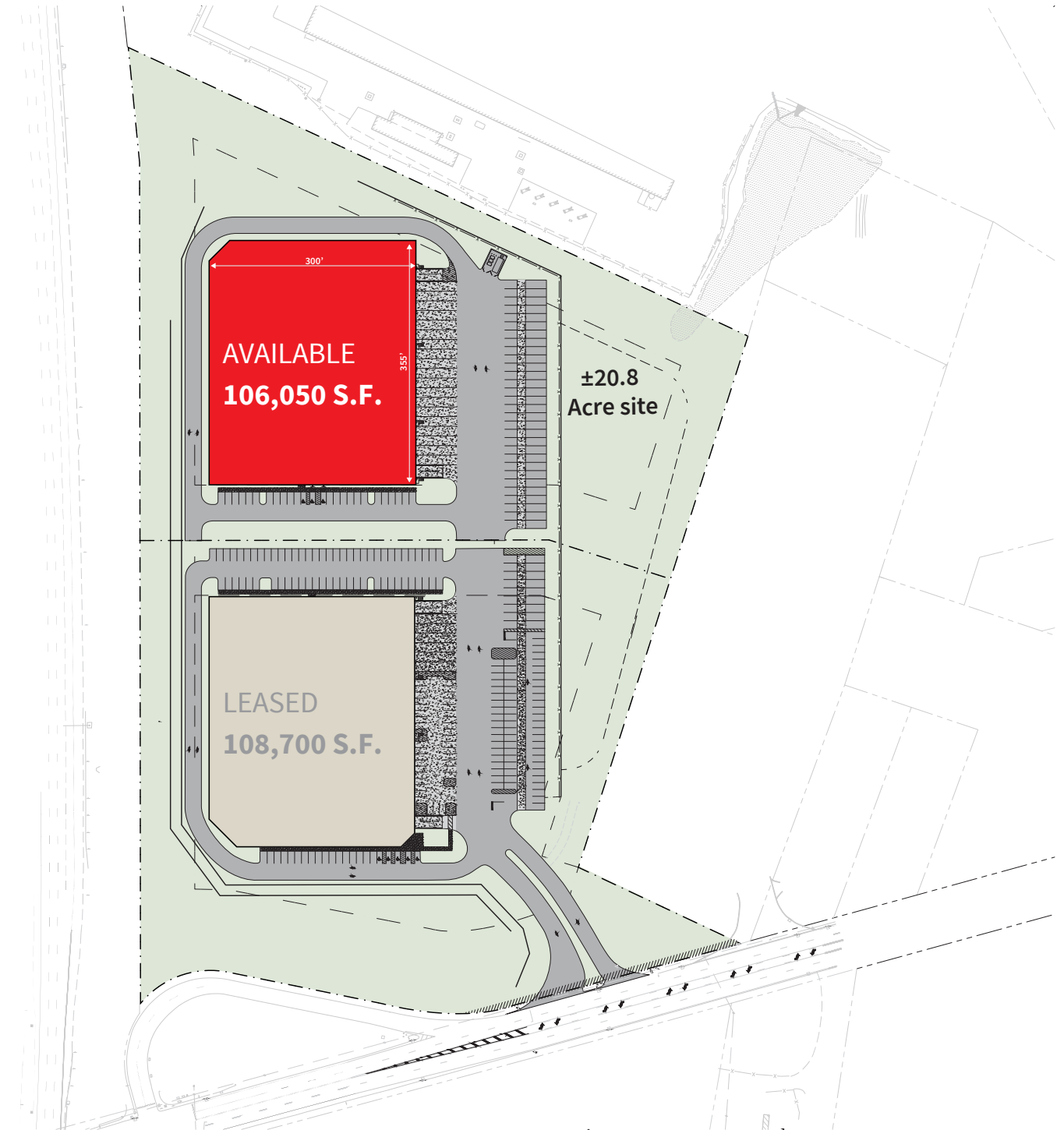
# Available

## Building specifications

<b>Zoned:</b>	IOP – Industrial Office Park
<b>Building size:</b>	± 106,050 SF
<b>Construction:</b>	Precast or tilt wall
<b>Office space:</b>	To-suit
<b>Building dimensions:</b>	300' x 355'
<b>Site:</b>	± 10 acres fronts on garden state parkway
<b>Ceiling height:</b>	36' clear
<b>Column spacing:</b>	48' x 54'
<b>Roof:</b>	TPO fully adhered / 60 mil.
<b>Loading doors:</b>	17 dock doors
<b>Drive-in doors:</b>	1 drive-in door
<b>Trailer parking:</b>	___ trailer stalls
<b>Car parking:</b>	___ car spaces
<b>Power:</b>	To suit
<b>Sprinkler system:</b>	ESFR wet system
<b>Lighting:</b>	LED motion sensor
<b>Floor:</b>	8" - 4,000 PSI unreinforced concrete
<b>Floor flatness:</b>	35 / 25 (minimum average)
<b>Building delivery:</b>	12 months from signed agreement



## Site plan





## Location

NJ Turnpike (Exit 9):	27.4 miles
Port Newark/Elizabeth:	45.4 miles
Newark Airport:	43.4 miles
New York City:	60.3 miles



For more information, contact:

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