



MONROE MARKET PLACE

Available for Lease

Speculative Development Project

Delivery on or about Q1 2023

+/- 1.88M SF on 247.45 ACRES Total Build-out

1,290,000 SF & 591,250 SF Buildings



DEVELOPMENT SPECS

Building A

BLOCK & LOT	block 3 - lot 12.1
ZONING	highway development
TOTAL SIZE	1,290,000 square feet (divisible)
BUILDING DIMENSIONS	600' x 2,150'
LOADING FORMAT	cross-dock
COLUMN SPACING	56' x 42'
CLEAR HEIGHT	40'
LOADING DOCKS	244 doors
DRIVE-INS	4 door
TRAILER PARKING	251 stalls
CAR PARKING	432 spaces
OPEX	+/- \$2
PRICING	quoted per requirement

Building B

BLOCK & LOT	block 3 - lots 13, 14, 26, 27
ZONING	highway development
TOTAL SIZE	591,250 square feet (divisible)
BUILDING DIMENSIONS	550' x 1,075'
LOADING FORMAT	cross-dock
COLUMN SPACING	41' x 61'
CLEAR HEIGHT	40'
LOADING DOCKS	116 doors
DRIVE-INS	2 doors
TRAILER PARKING	123 stalls
CAR PARKING	187 spaces
OPEX	+/- \$2
PRICING	quoted per requirement

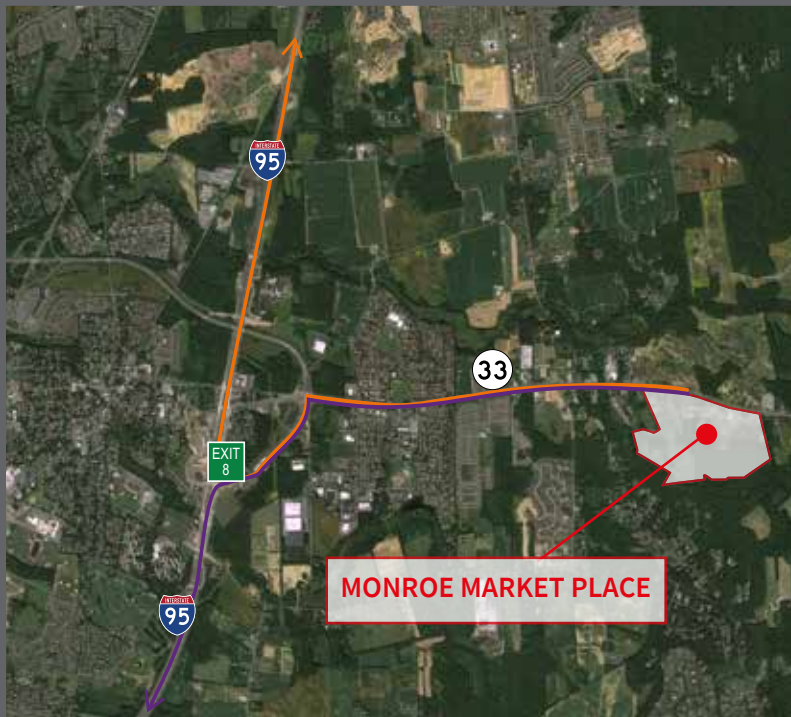


LOCATION OVERVIEW

MAP HIGHLIGHTS

NEW JERSEY TURNPIKE (EXIT 8)	2.0 MILES
PORT NEWARK/ELIZABETH	43.7 MILES
NEWARK AIRPORT	39.0 MILES
LINCOLN TUNNEL	51.6 MILES

IMMEDIATE ACCESS TO NEW JERSEY TURNPIKE





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