

# MONMOUTH ROAD

JACKSON, NJ

**+/-1,002,891 TOTAL SF AVAILABLE FOR LEASE**

TWO BUILDING DEVELOPMENT | DELIVERING 2022



# PROPERTY SPECIFICATIONS



## BUILDING 1

<b>BUILDING SIZE:</b>	618,514 SF
<b>DIMENSIONS:</b>	980' x 610'
<b>OFFICE SPACE:</b>	To-suit
<b>CEILING HEIGHT:</b>	40' clear
<b>COLUMN SPACING:</b>	XX'W x XX' D (standard) with 60' speed bays
<b>LOADING:</b>	109 loading doors
<b>FORMAT:</b>	Cross-dock
<b>DRIVE-INS:</b>	4 drive-in doors
<b>TRAILER PARKING:</b>	84 spaces
<b>CAR PARKING:</b>	388 spaces
<b>SPRINKLERS:</b>	ESFR
<b>ELECTRICAL:</b>	3,000 amp, 227/480 Volt, 3 phase, 4-wire service
<b>LIGHTING:</b>	Motion sensed LED
<b>FLOORING:</b>	7" Concrete slab (4,000 psi)
<b>ADDITIONAL NOTES:</b>	Potential for additional parking available

## BUILDING 2

<b>BUILDING SIZE:</b>	384,377 SF
<b>DIMENSIONS:</b>	1095' x 350'
<b>OFFICE SPACE:</b>	To-suit
<b>CEILING HEIGHT:</b>	40' clear
<b>COLUMN SPACING:</b>	XX'W x XX' D (standard) with 60' speed bays
<b>LOADING :</b>	59 loading doors
<b>FORMAT:</b>	Single-side load
<b>DRIVE-INS:</b>	4 drive-in doors
<b>TRAILER PARKING:</b>	77 spaces
<b>CAR PARKING:</b>	163 spaces
<b>SPRINKLERS:</b>	ESFR
<b>ELECTRICAL:</b>	3,000 amp, 227/480 Volt, 3 phase, 4-wire service
<b>LIGHTING:</b>	Motion sensed LED
<b>FLOORING:</b>	7" Concrete slab (4,000 psi)
<b>ADDITIONAL NOTES:</b>	Potential for additional parking available

# SITE PLAN

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