MONMOUTH ROAD

JACKSON, NJ

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

TWO BUILDING DEVELOPMENT | DELIVERING 2022



PROPERTY —

SPECIFICATIONS



BUILDING 1

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

BUILDING 2

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



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JLL Monmouth Road, Jackson, NJ | 3



KEY DISTANCES

0.5 Miles

to I-295 (Exit 16)

11.5 Miles

to I-95 (Exit 7A)

50.2 Miles

to Philadelphia

54.9 Miles

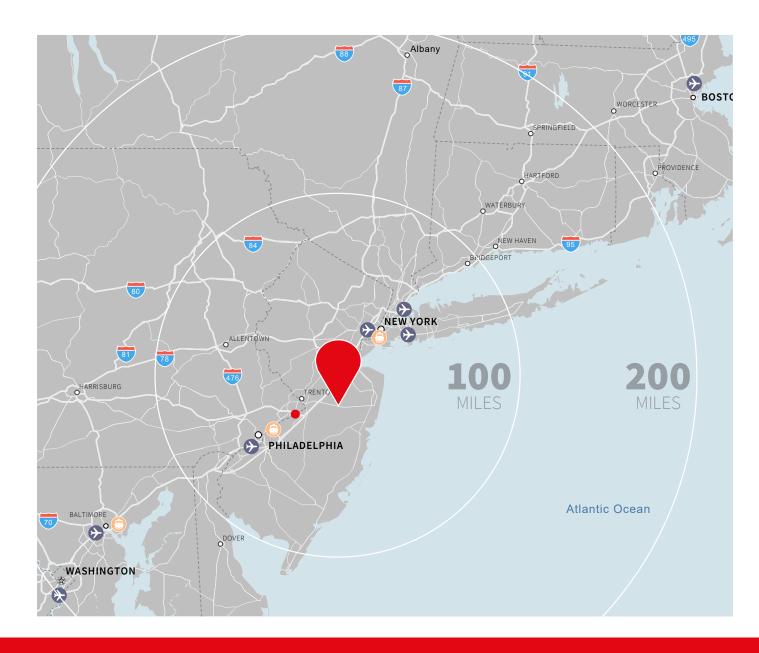
to Newark Airport

59.9 Miles

to Port Newark/Elizabeth

64.0 Miles

to New York City



EXCLUSIVE **LEASING**



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