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## THOMAS E. DUNN MEMORIAL HIGHWAY RUTHERFORD, NJ



### **PRIME MEADOWLANDS WAREHOUSE/DISTRIBUTION FACILITY IMMEDIATE ACCESS TO/FROM: I95/NJ TURNPIKE (EXIT 16W), RT. 3 & RT. 17**

<b>BUILDING SIZE:</b>	<b>404,000 square feet</b>
<b>PROPERTY:</b>	<b>25.5 acres – Block 219.02 Lot 79</b>
<b>ZONING:</b>	<b>Zone B – Light Industrial &amp; Distribution</b>
<b>LOADING DOCKS:</b>	<b>40 docks (includes 23 interior bays) w/new doors &amp; levelers</b>
<b>DRIVE IN:</b>	<b>1 ramp</b>
<b>OFFICE AREAS:</b>	<b>20,585 sq. ft., 7,714 sq. ft., 2,494 sq. ft. &amp; 1,403 sq. ft.</b>
<b>CLEAR HEIGHT:</b>	<b>25 feet</b>
<b>HVAC:</b>	<b>Warehouse: New rooftop gas heating air handler units Office: New rooftop package HVAC units</b>
<b>GAS SERVICE</b>	<b>Pipeline quality w/ 120 psig</b>
<b>SPRINKLER:</b>	<b>Wet system with .6 gpm / 3000 sf density</b>
<b>PARKING:</b>	<b>315 spaces</b>
<b>COLUMNS:</b>	<b>48' x 30'</b>
<b>POWER:</b>	<b>Services of 2000, 1200 &amp; 600 amps</b>
<b>RAIL SIDING:</b>	<b>Available</b>
<b>ROOF:</b>	<b>New - installed 2013</b>
<b>FLOOR LOAD:</b>	<b>500 lbs. per sq. ft.</b>
<b>WAREHOUSE LIGHTING:</b>	<b>New T5 energy-efficient fixtures</b>
<b>2013 R.E. TAXES:</b>	<b>\$1.59 per square foot</b>

For more information, please contact:

Brian D. Fitzsimons



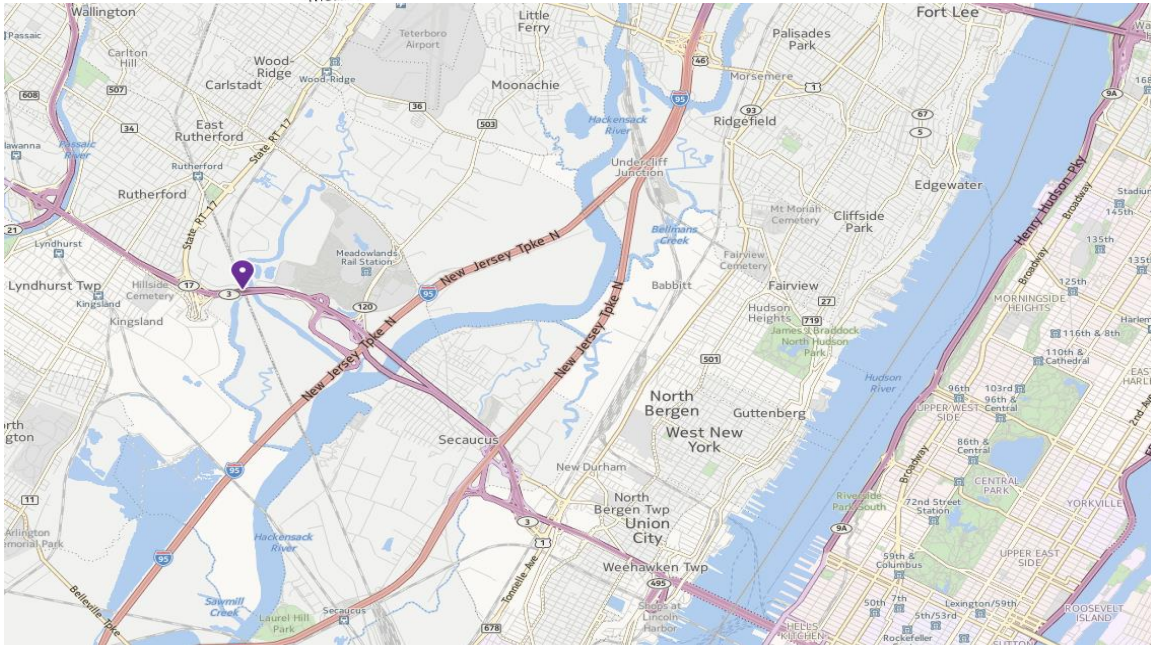
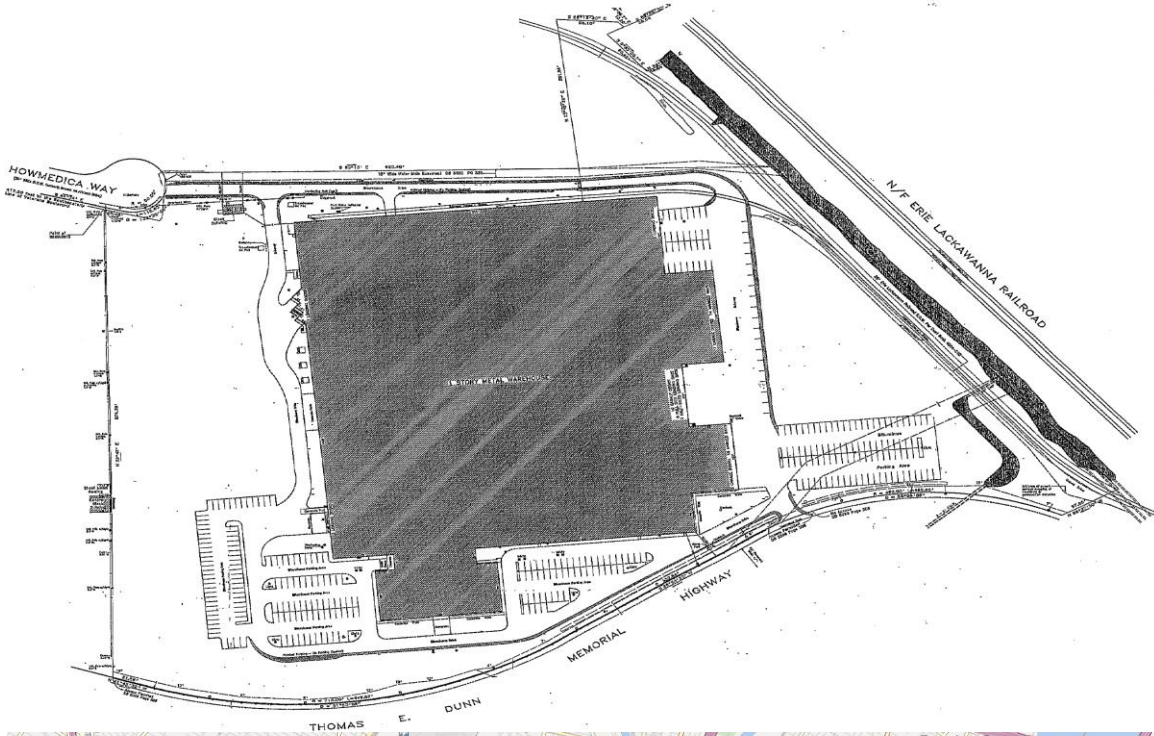
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