

FOR LEASE

11-41 SUSSEX AVENUE

East Orange, NJ



SPECIFICATIONS

Total building	±60,000 sq. ft.
Available sq. ft.	±30,000 sq. ft.
Office sq. ft.	To suit
Lot size	8 acres
Year built	New construction
Ceiling height	28' clear
Column spacing	43' x 43'
Sprinkler	ESFR
Loading Doors	- Up to 7 tailboards - 1 drive-in
Parking	30 cars
Occupancy	Spring 2018



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SITE PLAN



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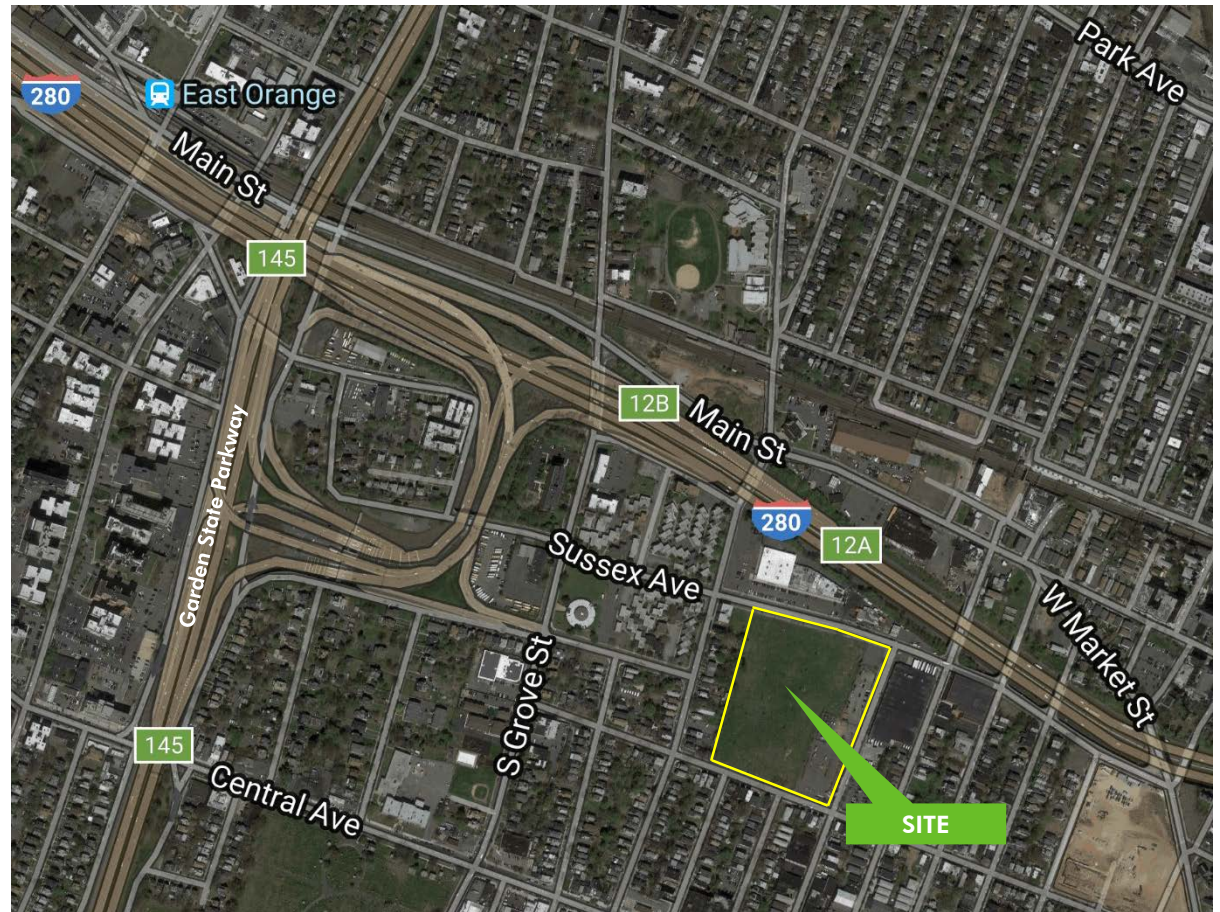
11-41
SUSSEX AVENUE
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AERIAL MAP

COMMENTS

- + Access to major highways:
 - Garden State Parkway - Exit 145
 - Route 280
 - Route 78
 - Route 22
 - NJ Turnpike



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LOCATION MAP

COMMENTS

- + UEZ zone until June 2, 2027
- + Ideal location for the following uses:
 - warehouse
 - distribution
 - light manufacturing
 - corporate office



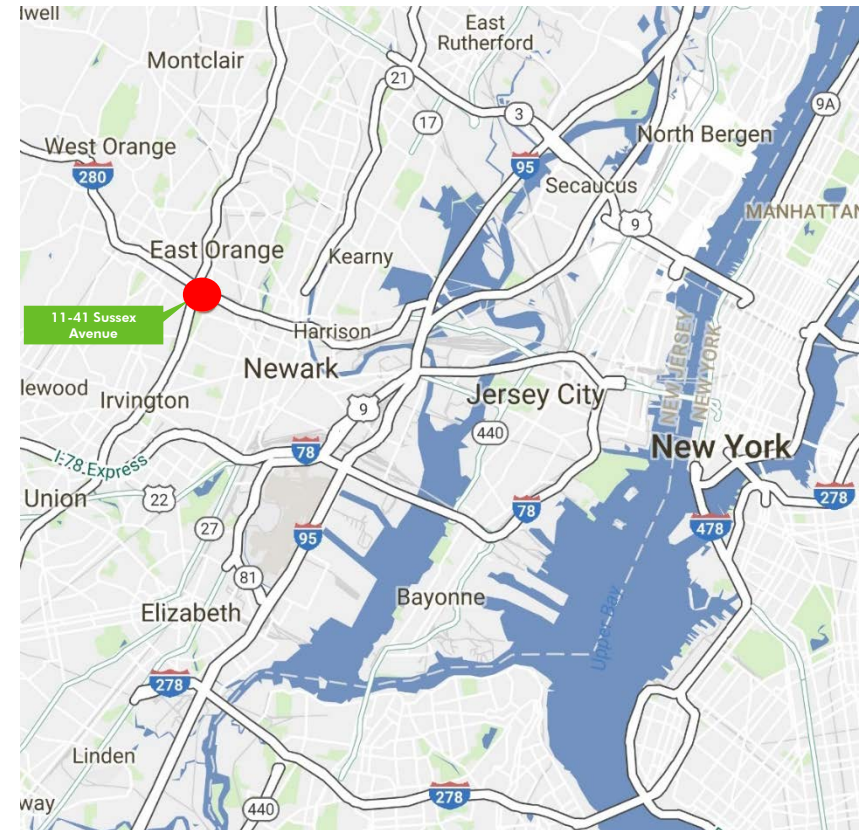
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