

10 CENTRE PLAZA

Fact Sheet/Specifications

Available:	April 1, 2027
Building Size:	16,496 Square Feet
Space Available:	2,582 SF to 16,496 SF (divisible in increments as shown on the Building Floor Plans)
Acreage:	2.62 acres
Location:	10 Centre Plaza, Tinton Falls, NJ Block 115 Lot 4.02
Building Type:	Single story tilt-up concrete panel, rear loaded warehouse
Building Dimensions:	203 'x 80' irregular
Clear Height:	28'-0" minimum clear height with no utilities or obstructions below joists
Bay Size:	Interior – 31'11" x 80' Typical
Floor Slab:	800 psf load, 7" thick with synthetic macro fiber reinforced
Dock & Grade level Positions:	<p>A total of 2 tailboard loading dock positions are provided.</p> <p>A total of 4 12'W x 14'H drive-in loading doors are provided.</p> <p>A total of 2 Knockout Panels are available for future loading doors or store front glass at Tenant 'A'.</p> <p>Each tailboard loading dock position includes:</p> <ul style="list-style-type: none">• 9'-0" x 10'-0" insulated steel vertical lift overhead doors with Z-guard track protection• 4,000 lb Mechanical Dock leveler• Dock bumpers, Dock Seal & Dock Light

Each grade level loading position includes:

- One 12'-0" x 14'-0" motorized insulated steel roll-up door with Z-guard track protection

Loading Dock Pad:	13.5' x 60' (concrete)
Car Parking:	39 Car Parking Spaces (2.36 spaces per 1,000 SF)
Construction:	Insulated load bearing tilt-up concrete wall panels
Roof System:	60-mil EPDM roofing fully adhered over rigid insulation
Fire Protection:	ESFR fire suppression system shall be provided in accordance with local codes. Fire extinguishers shall be provided as required by the local fire marshal. Fire Hose allowance shall be 250 gpm.
Mechanical:	Direct gas fired heaters
Lighting:	Emergency lighting and exit devices are provided to meet code. Exterior lighting is provided to meet code required minimum of 0.5 foot candles.
Electrical Service:	Main service to the building shall be 1,600 amp, 480/277, 3-phase
Fire Alarm:	U/L listed and certified addressable Class B supervised non-coded multi-zone central station fire alarm system. The fire alarm system shall accommodate monitoring as required by local fire and building codes.
Storm Water:	Storm drain piping system shall be provided as required to drain roof and paved site areas. All roof drains or downspouts shall be connected to the underground storm drainpipe system.
Code / ADA Compliance:	The building shall meet all local and national building codes and current ADA codes