

MIDPOINT

LOGISTICS CENTER

152 Route 206 • Hillsborough Township, New Jersey

cbre.us/midpoint

NEW WAREHOUSE SPACE

**100,000 SQ. FT. – 251,410 SQ. FT.
FOR LEASE**



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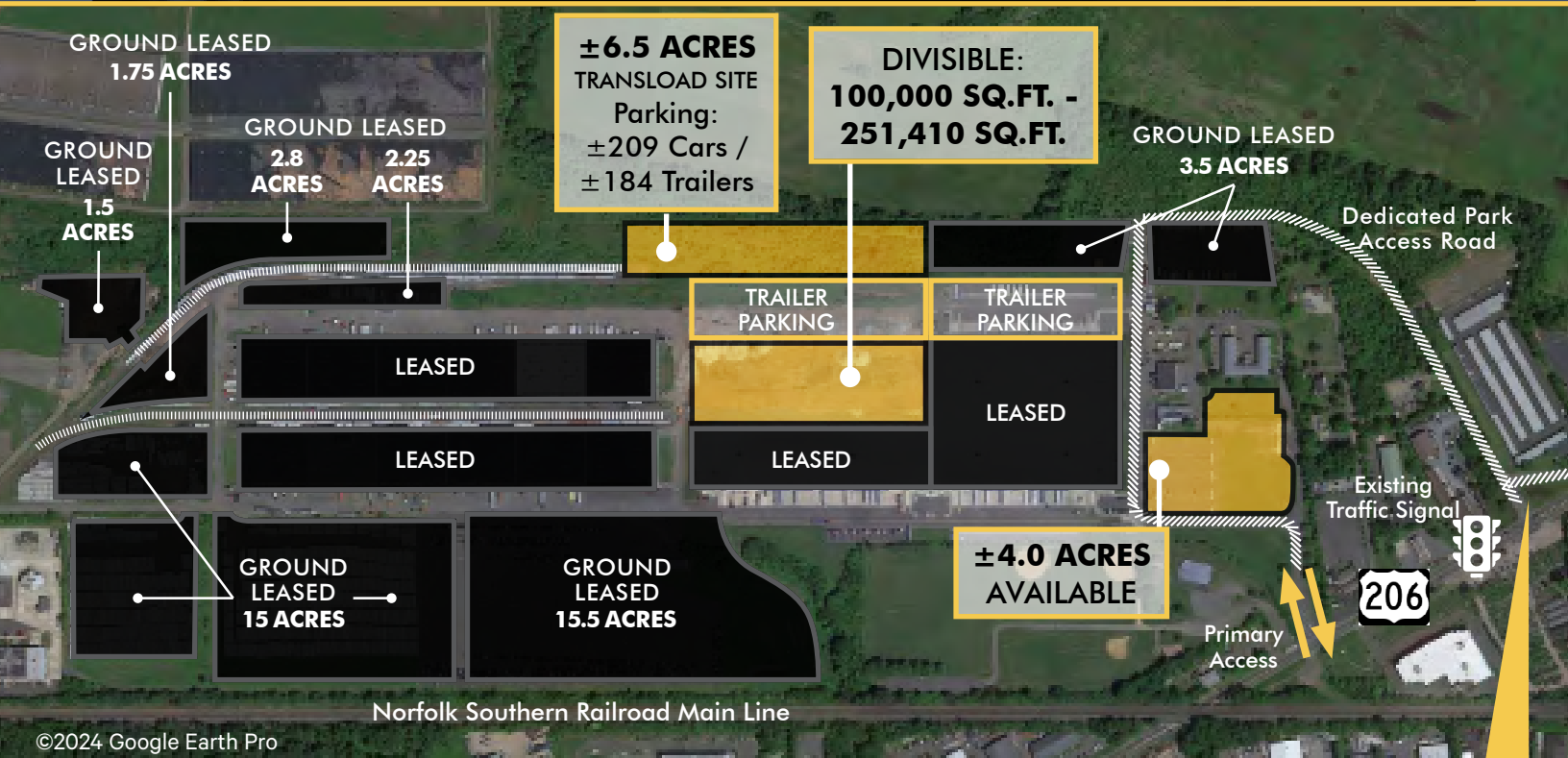
RAIL ACCESS

CBRE

KEY SPECIFICATIONS

BUILDING FOOTPRINT	251,410 sq. ft. - Divisible
CAR PARKING	±209 spaces
TRAILER PARKING	±184 spaces
DRIVE-IN DOORS	2x 14' x 16'
LOADING DOCKS	25x dock positions are provided. 9'-0" x 10'-0" insulated steel vertical lift overhead doors. 10 additional docks can be added.
RAIL	Unmatched rail capability. NS can deliver 60 rail cars/day. Single or double rail spur possible. Rebuilt rail can accommodate 286,000 pound cars. Rail storage yard to be completed by the end of the year.

Located on Federal Government land. Building Infrastructure Improvements are not subject to township reassessment upon completion. Please visit our website at cbre.us/midpoint for more information.





BASE SPECIFICATIONS

BUILDING TYPE	Single-story precast concrete wall construction	FLOOR SLAB	1,000 PSF live load slab, 7" reinforced concrete
CLEAR HEIGHT	36' minimum clear height	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
BAY SIZE	Interior: 50' x 50' Speed Bays: 60'	MECHANICAL	Wall mounted, gas-fired unit heaters
LOADING DOCKS	35,000 lb. mechanical pit leveler Dock bumpers Dock weather seals at each dock location Dock light (LED) with power receptacles	LIGHTING	LED lamps throughout 25 Foot candle (FC) at 36" above floor 2x4 low-profile LED lights with motion sensors designed for 25fc at 36' above finished floor
CODE/ADA COMPLIANCE	The building shall meet all local and national building codes and current ADA codes	ELECTRICAL SERVICE	PSE&G as primary electric service provider: 2,500 Amps, 480/277 V
OFFICE SPACE	TBD	FIRE ALARM	U/L listed and certified addressable Class A supervised non-coded multi-zone central station fire alarm system.
OUTSIDE STORAGE	Available; location to be determined	SANITARY SERVICE	A 6" sanitary sewer service shall be provided at each tenant entrance
TRUCK COURT	±60' concrete apron on both sides of the building	DOMESTIC WATER	A 2.5" water service shall be provided at each tenant entrance
PAVEMENT	Light duty pavement at car parking areas comprised of a 95% compacted approved sub base, 4" compacted DGA, 2" base course and 1.5" top course		

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