

PROSPECT PLAINS ROAD

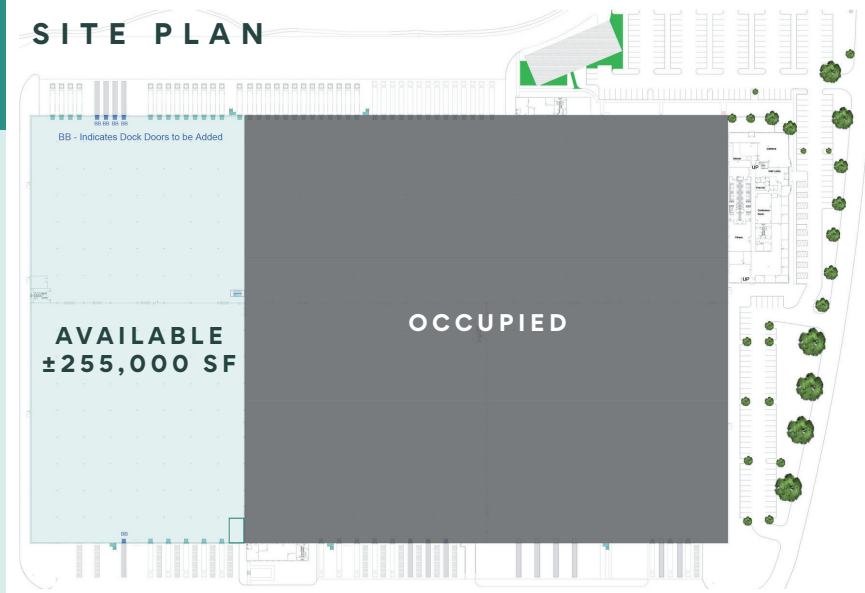
CRANBURY | NEW JERSEY



BUILDING SPECIFICATIONS

AVAILABLE SF	±255,000
SUBLEASE LXD	July 31, 2029
LOADING DOCKS	±24 (19 w/Pit levelers)
CEILING HEIGHT	38' Clear (Min)
COLUMN SPACING	45' X 45' w/ 60' speed bays
CAR PARKING	20
TRUCK COURT	130' - 135'
SPRINKLER SYSTEM	ESFR with fire pump
HEATING	Roof mounted, gas-fired Cambridge units
LIGHTING	LED Lighting to suit
ROOF SYSTEM	Fully adhered EPDM
FLOORING	7"-9" reinforced slab
ELECTRICAL	6,000+ amp service supported by solar

SITE PLAN

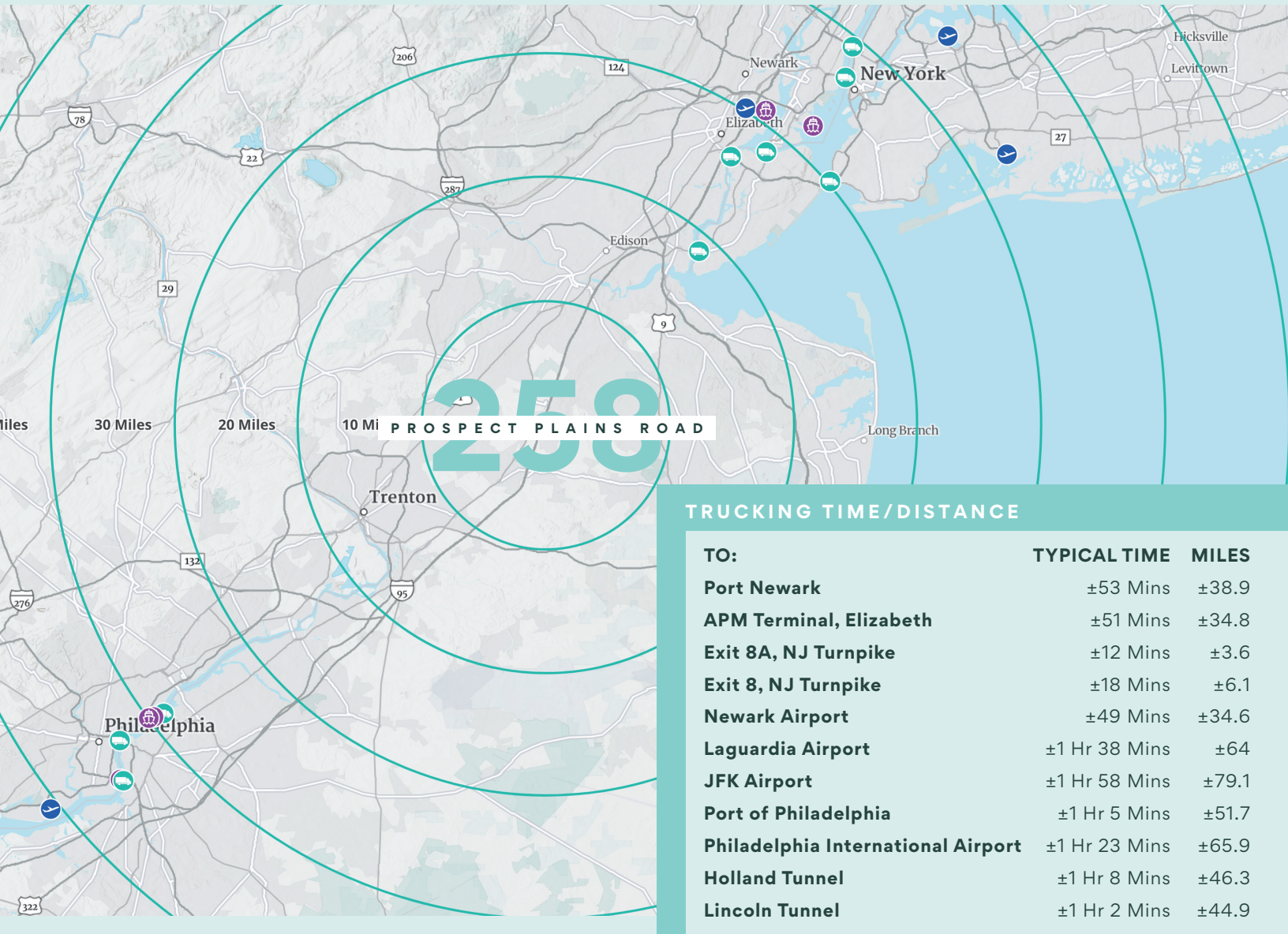


**IMMEDIATE
SUBLEASE OPPORTUNITY
BELOW MARKET GROSS DEAL**

258

PROSPECT PLAINS ROAD

CRANBURY | NEW JERSEY



TRUCKING TIME/DISTANCE

TO:	TYPICAL TIME	MILES
Port Newark	±53 Mins	±38.9
APM Terminal, Elizabeth	±51 Mins	±34.8
Exit 8A, NJ Turnpike	±12 Mins	±3.6
Exit 8, NJ Turnpike	±18 Mins	±6.1
Newark Airport	±49 Mins	±34.6
Laguardia Airport	±1 Hr 38 Mins	±64
JFK Airport	±1 Hr 58 Mins	±79.1
Port of Philadelphia	±1 Hr 5 Mins	±51.7
Philadelphia International Airport	±1 Hr 23 Mins	±65.9
Holland Tunnel	±1 Hr 8 Mins	±46.3
Lincoln Tunnel	±1 Hr 2 Mins	±44.9



**BALANOFF
INDUSTRIAL
TEAM**

Noah Balanoff, CCIM
Vice Chair
Noah.Balanoff@colliers.com
Direct: +1 973 299 3023
Mobile: +1 917 757 5148

Mark Hay
Vice President
Mark.Hay@colliers.com
Direct: +1 973 299 3002
Mobile: +1 908 246 1815

Michael Canosa
Associate
Michael.Canosa@colliers.com
Direct: +1 973 299 4823
Mobile: +1 862 208 9968

John Obeid
Director - Market Intel & BD
John.Obeid@colliers.com
Direct: +1 973 299 3035
Mobile: +1 551 689 1808

20 WATERVIEW BOULEVARD, SUITE 310
PARSIPPANY, NJ 07054

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NJ LLC