

15 CENTRE PLAZA

Fact Sheet/Specifications

Available:	April 1, 2027
Space Available:	5,332 SF to 27,860 SF (divisible in increments as shown on the Building Floor Plans)
Building Size:	27,860 Square Feet
Acreage:	3.63 acres
Location:	15 Centre Plaza, Tinton Falls, NJ Block 115 Lot 4.03
Building Type:	Single story tilt-up concrete panel, rear loaded warehouse
Building Dimensions:	220 'x 125'
Clear Height:	32'-0" minimum clear height with no utilities or obstructions below joists
Bay Size:	Interior – 44' x 125' Typical
Floor Slab:	800 psf load, 7" thick with synthetic macro fiber reinforced
Dock & Grade level Positions:	A total of 5 dock positions are provided. Additional 5 Knockout Panels provided for future dock positions or drive-in ramps. Each dock position includes: <ul style="list-style-type: none">• 9'-0" x 10'-0" insulated steel vertical life overhead doors with Z-guard track protection• 4,000 lb Mechanical Dock leveler• Dock bumpers• Dock Seal• Dock Light

Note: Drive-in ramps can be provided at all Door Positions and/or Knockout Panels

Loading Dock Pad:	15' x 60' (concrete)
Car Parking:	47 Car Parking Spaces (1.7 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 2,000 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