

EAST WINDSOR DEVELOPMENT WAREHOUSE/MANUFACTURING FACILITY

200 MILFORD ROAD | EAST WINDSOR, NEW JERSEY

“Shovel Ready”

+/- 1.1 Million Sq. Ft. | 123 Acres

Sale of Approved Land Site or Build to Suit Sale or Lease

55 SECONDS TO NJ TURNPIKE EXIT 8 “NO LIGHTS”

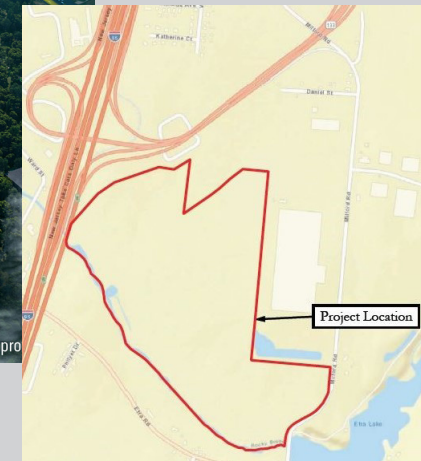


Direct access to:

“Exit 8A” NJ Turnpike – East Windsor

+/- 1.1 Million Square Feet
Warehouse / Distribution /
Manufacturing / Office

123 Acres Zoned Industrial



Exclusive Broker:

Thomas C. Nuara

Cell: 908-715-0595

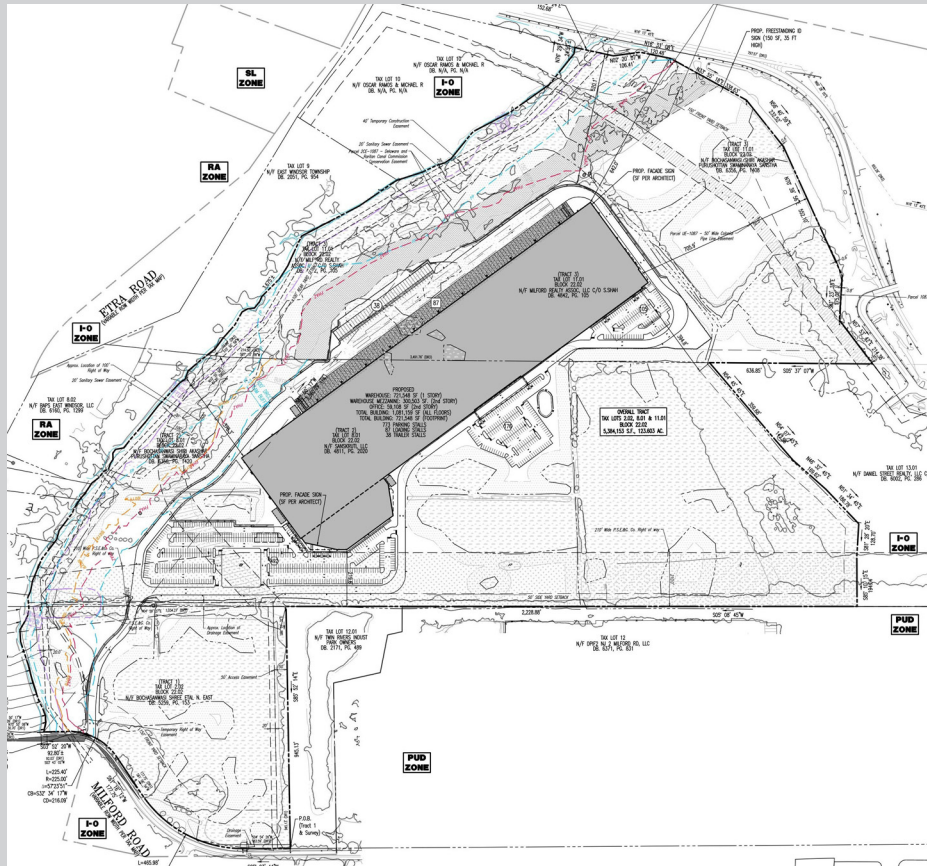
Office: 732-225-0300

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A Paul V. Profeta
Development

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VIEW OF EAST ELEVATION



VIEW OF NORTH ELEVATION (FACING I-95)



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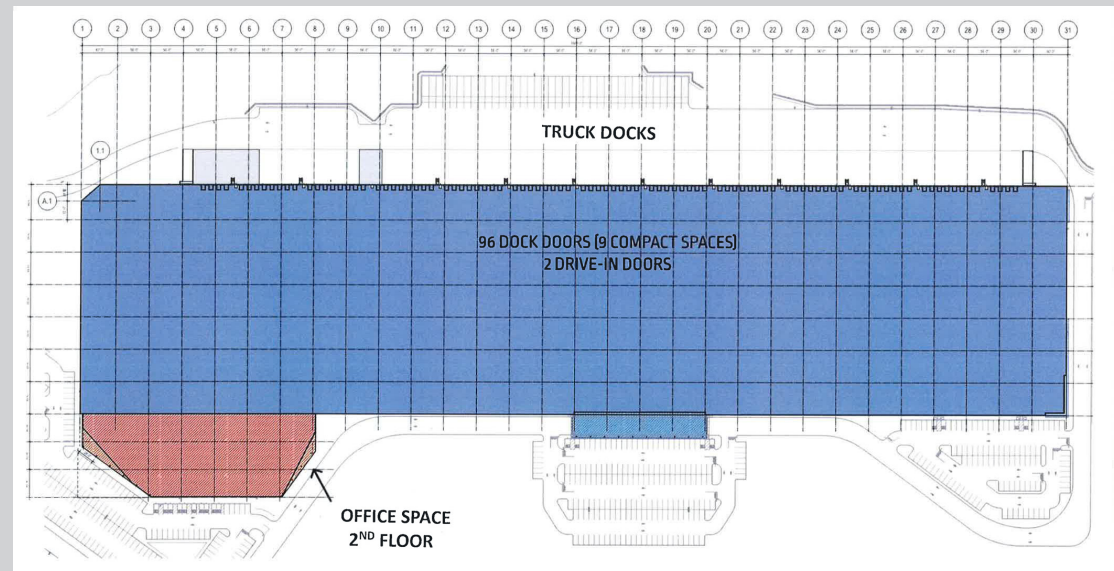
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BUILDING SPECIFICATIONS:

Warehouse (1st Floor):	721,500 SF
Mezzanine:	300,000 SF
Office (2nd Floor):	59,000 SF
Total:	1.1 Million SF
Ceiling Height:	40' Clear
Column Spacing:	55' x 56'
Sprinkler:	ESFR
Building Dimensions:	390' x 1684'
Power:	TBD
Loading:	87 Truck Docks 2 Drive-in Doors
Car Parking:	773 Stalls
Trailer Parking:	38 Stalls
Acres:	123 Acres



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“55 Seconds to New Jersey Turnpike”

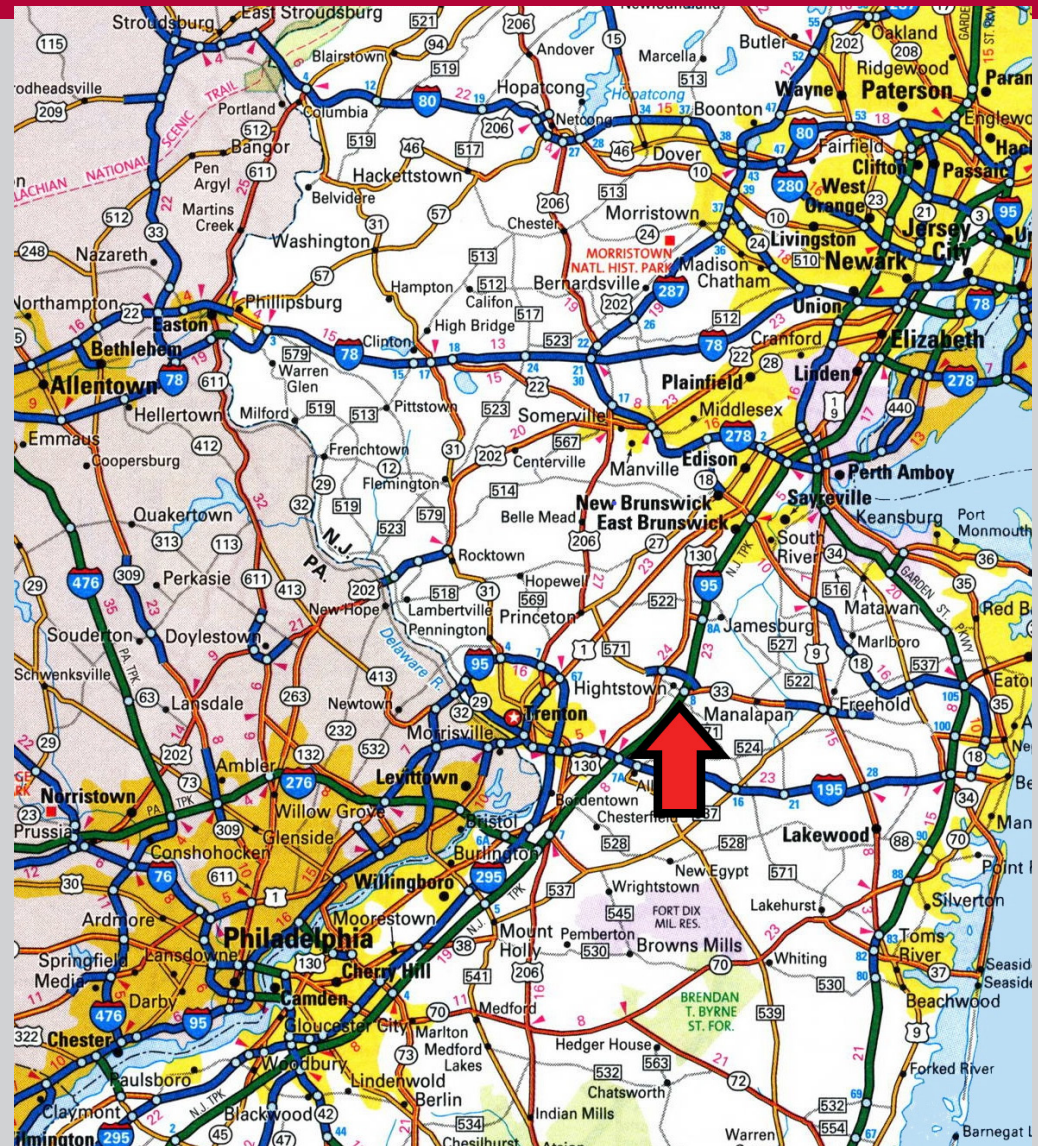
Travel Distances:

New York City	50 Miles
Philadelphia	50 Miles
Washington DC	175 Miles
Boston	265 Miles
Atlantic City	76 Miles
Trenton	20 Miles
Newark Airport	39 Miles
JFK Airport	64 Miles
Laguardia Airport	66 Miles
Philadelphia Airport	54 Miles
Port Newark / Elizabeth	45 Miles
Philadelphia Port	44 Miles
Port of Baltimore	144 Miles



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