

888 NEW BRUNSWICK AVENUE, POHATCONG, NEW JERSEY

VALLEY GATEWAY 78

±840,000 SF CLASS A NEW CONSTRUCTION FOR LEASE

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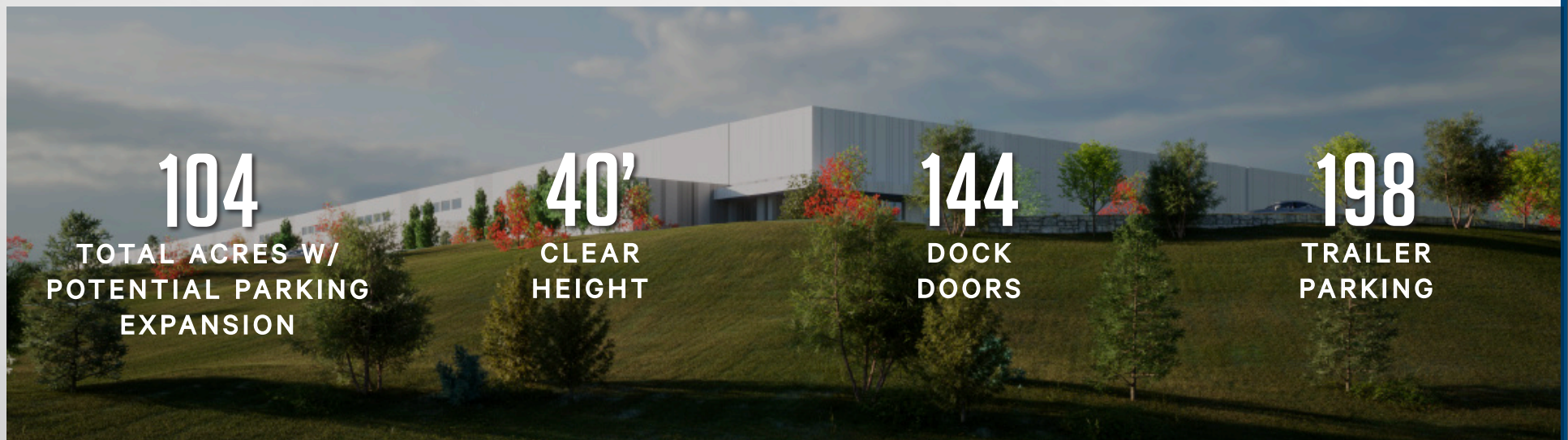
GREEK
REAL ESTATE PARTNERS

CP CLARION
PARTNERS

CBRE

SPECIFICATIONS

SQUARE FOOTAGE	840,000 SF	DOCK DOORS	144
BUILDING DIMENSIONS	1,400' X 600'	DRIVE-IN DOORS	4 (14' X 14')
SPEC OFFICE	3,562 SF	CAR PARKING	533
CEILING HEIGHT	40'	TRAILER PARKING	198
COLUMN SPACING	60' X 56'	SPRINKLERS	ESFR
SPEED BAY SIZE	60' X 56'	POWER	4,000 AMPS, 3-PHASE, 277/480V



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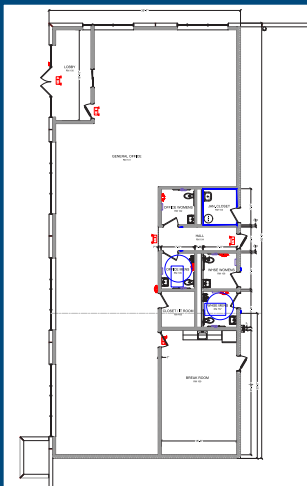
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SITE PLAN

SPEC OFFICE LAYOUT



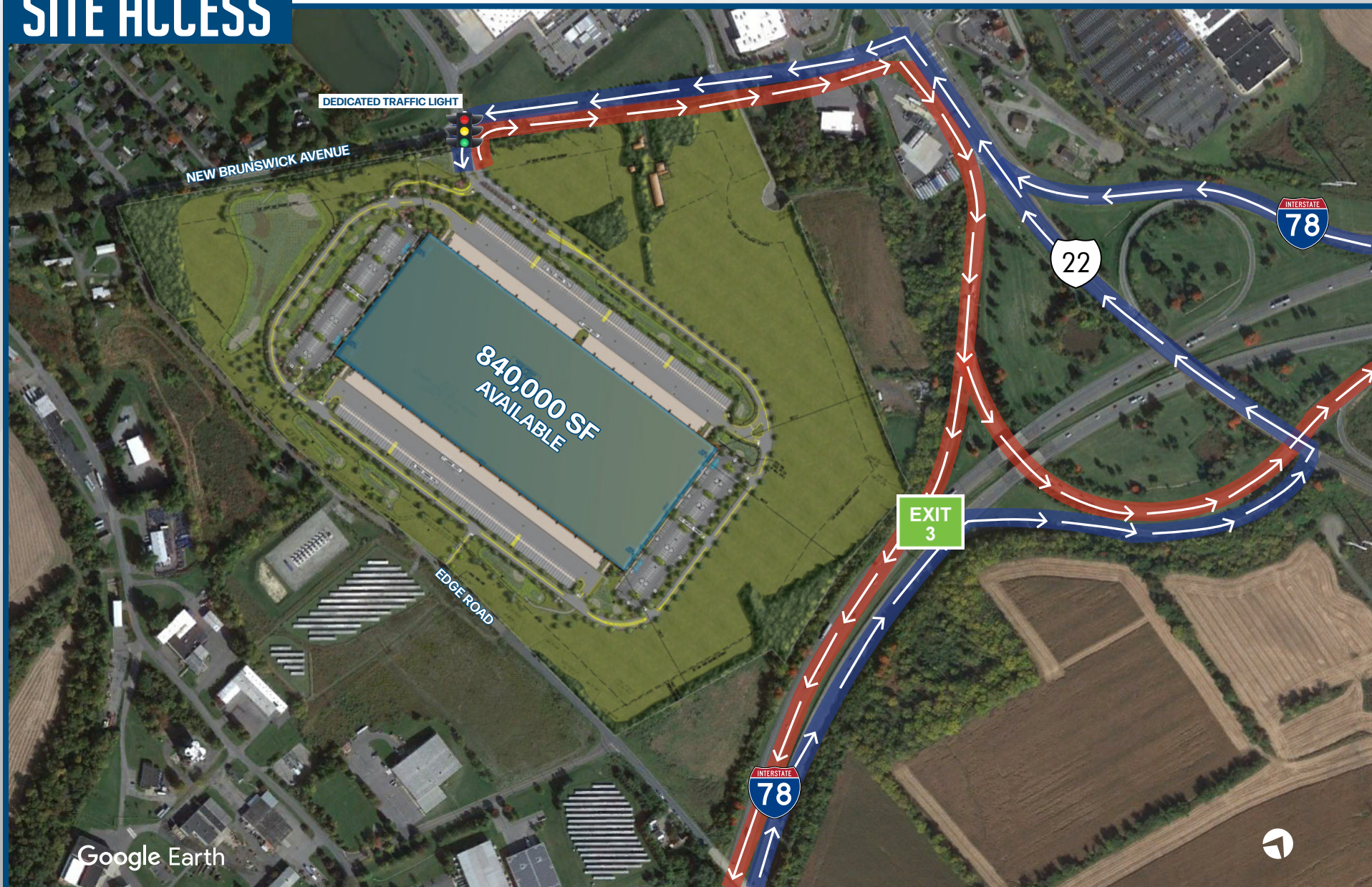
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SITE ACCESS



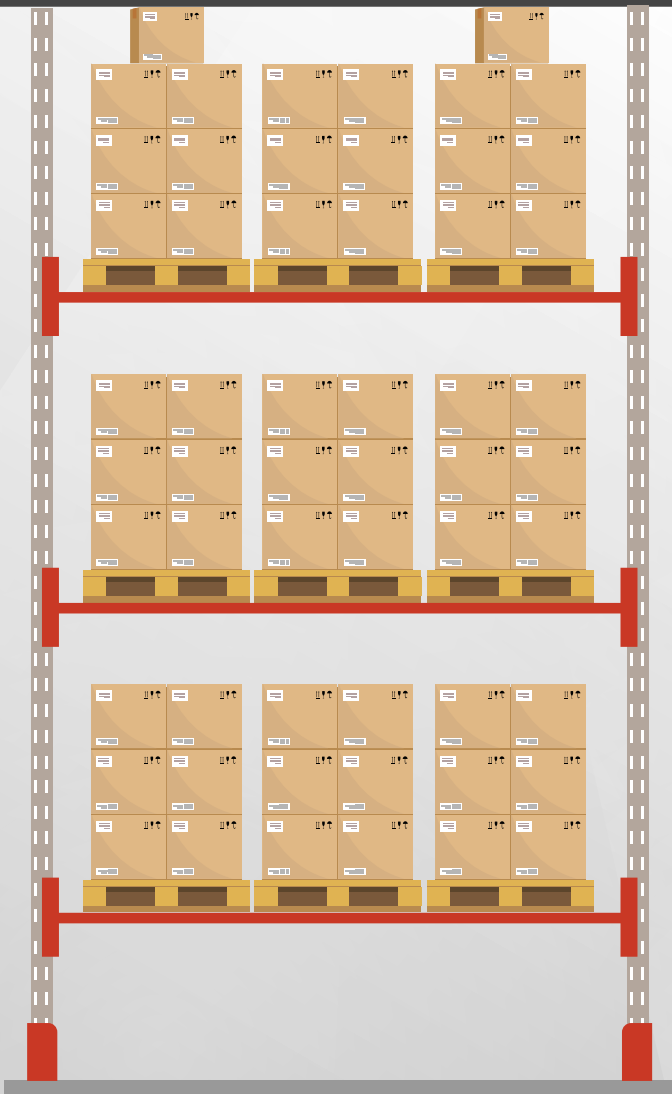
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CUBIC ADVANTAGE



40'

33,600,000
CUBIC FEET

36'

30,240,000
CUBIC FEET

30'

25,200,000
CUBIC FEET

24'

20,160,000
CUBIC FEET

18'

15,120,000
CUBIC FEET

11% MORE
PRODUCT STORAGE

20% MORE
PRODUCT STORAGE

25% MORE
PRODUCT STORAGE

33% MORE
PRODUCT STORAGE



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