

SAW MILL PARK



660 BELLEVILLE TURNPIKE | KEARNY NJ

Saw Mill Park This 300,000-square-foot, state-of-the-art distribution complex is well located in the New Jersey Meadowlands District. The third building in this new complex will total 52,079 SF and can accommodate a variety of flex/industrial users. The site is just 3 miles from exit 15W on the New Jersey Turnpike, and Newark Airport, Port Newark, and the Holland and Lincoln Tunnels are all in close proximity to the park.

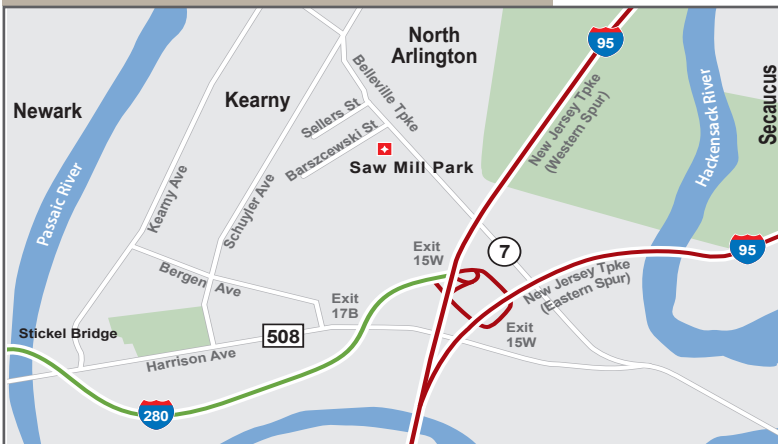
In addition to a prime location, this facility offers first-class amenities. The two buildings are situated on a meticulously landscaped 25-acre property and feature 36-foot ceiling heights, brick masonry construction, abundant trailer and car parking, an ESFR sprinkler system, and heavy floor loads with a high-finished floor elevation.

Additional benefits to businesses exist under the New Jersey Business Employment Incentive Program (BEIP), and the site's location is also within a State-designated Urban Enterprise Zone (UEZ).

BUILDING DESCRIPTION

Available Area:	52,079 Square Feet
Land Area:	3.3 acres
Zoning (NJMC):	Belleville Turnpike Redevelopment Area
Office Area:	Build-to-Suit
Warehouse Floor Load:	490 PSF - Structural Slab
Mezzanine Floor Load:	125 PSF
Ceiling Height:	36' clear
Column Spacing:	48' x 58'
Use Group:	S1-Moderate, B-Business
Finish Floor Elevation:	15.00' NGVD
Car Parking Available:	85 spaces minimum
Loading Doors:	14
Drive-In Loading Doors:	Build-to-Suit

LOCATION MAP



For information, contact:

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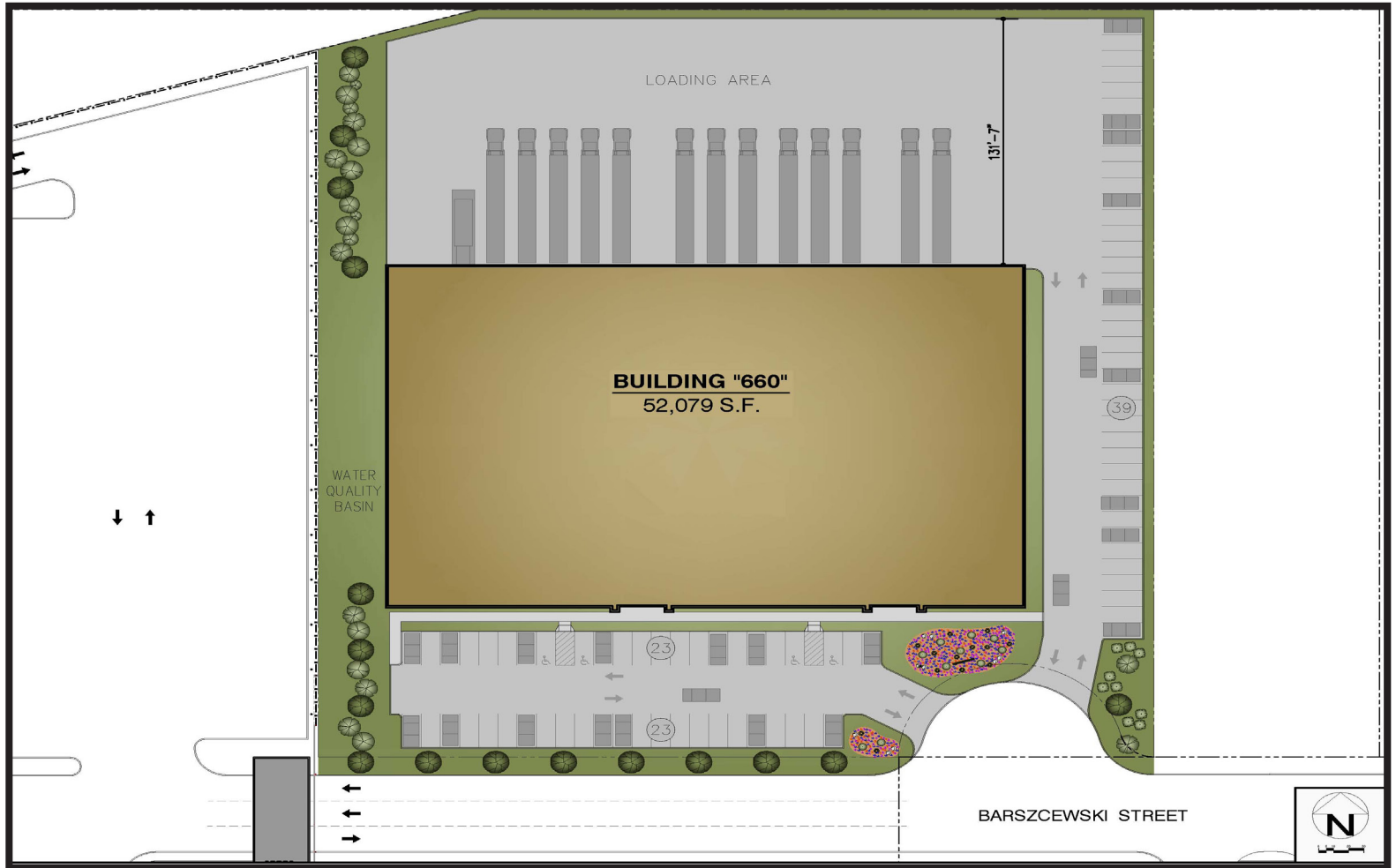
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LEASE PLAN



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