



# MONROE MARKET PLACE

Available for Lease  
Speculative Development Project

**+/- 1.88M SF on 247.45 ACRES Total Build-out  
1,290,000 SF & 591,250 SF Buildings**



# DEVELOPMENT SPECS

## Building A

|                            |                                   |
|----------------------------|-----------------------------------|
| <b>BLOCK &amp; LOT</b>     | block 3 - lot 12.1                |
| <b>ZONING</b>              | highway development               |
| <b>TOTAL SIZE</b>          | 1,290,000 square feet (divisible) |
| <b>BUILDING DIMENSIONS</b> | 600' x 2,150'                     |
| <b>LOADING FORMAT</b>      | cross-dock                        |
| <b>COLUMN SPACING</b>      | 56' x 42'                         |
| <b>CLEAR HEIGHT</b>        | 40'                               |
| <b>LOADING DOCKS</b>       | 244 doors                         |
| <b>DRIVE-INS</b>           | 4 door                            |
| <b>TRAILER PARKING</b>     | 251 stalls                        |
| <b>CAR PARKING</b>         | 432 spaces                        |
| <b>OPEX</b>                | +/- \$2                           |
| <b>PRICING</b>             | quoted per requirement            |

## Building B

|                            |                                 |
|----------------------------|---------------------------------|
| <b>BLOCK &amp; LOT</b>     | block 3 - lots 13, 14, 26, 27   |
| <b>ZONING</b>              | highway development             |
| <b>TOTAL SIZE</b>          | 591,250 square feet (divisible) |
| <b>BUILDING DIMENSIONS</b> | 550' x 1,075'                   |
| <b>LOADING FORMAT</b>      | cross-dock                      |
| <b>COLUMN SPACING</b>      | 41' x 61'                       |
| <b>CLEAR HEIGHT</b>        | 40'                             |
| <b>LOADING DOCKS</b>       | 116 doors                       |
| <b>DRIVE-INS</b>           | 2 doors                         |
| <b>TRAILER PARKING</b>     | 123 stalls                      |
| <b>CAR PARKING</b>         | 187 spaces                      |
| <b>OPEX</b>                | +/- \$2                         |
| <b>PRICING</b>             | quoted per requirement          |



# LOCATION OVERVIEW

## MAP HIGHLIGHTS

|                              |            |
|------------------------------|------------|
| NEW JERSEY TURNPIKE (EXIT 8) | 2.0 MILES  |
| PORT NEWARK/ELIZABETH        | 43.7 MILES |
| NEWARK AIRPORT               | 39.0 MILES |
| LINCOLN TUNNEL               | 51.6 MILES |

## IMMEDIATE ACCESS TO NEW JERSEY TURNPIKE





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