

## For Lease

Up To ±53,748 Sq. Ft Industrial  
4 Timber Lane, Marlboro, N.J.

**Potential Divisions:** 8,000 - 14,060 - 15,500 - 16,188 - 24,188 - 31,688 - 39,688 Sq. Ft.  
Sale on Condominium Basis Also Possible



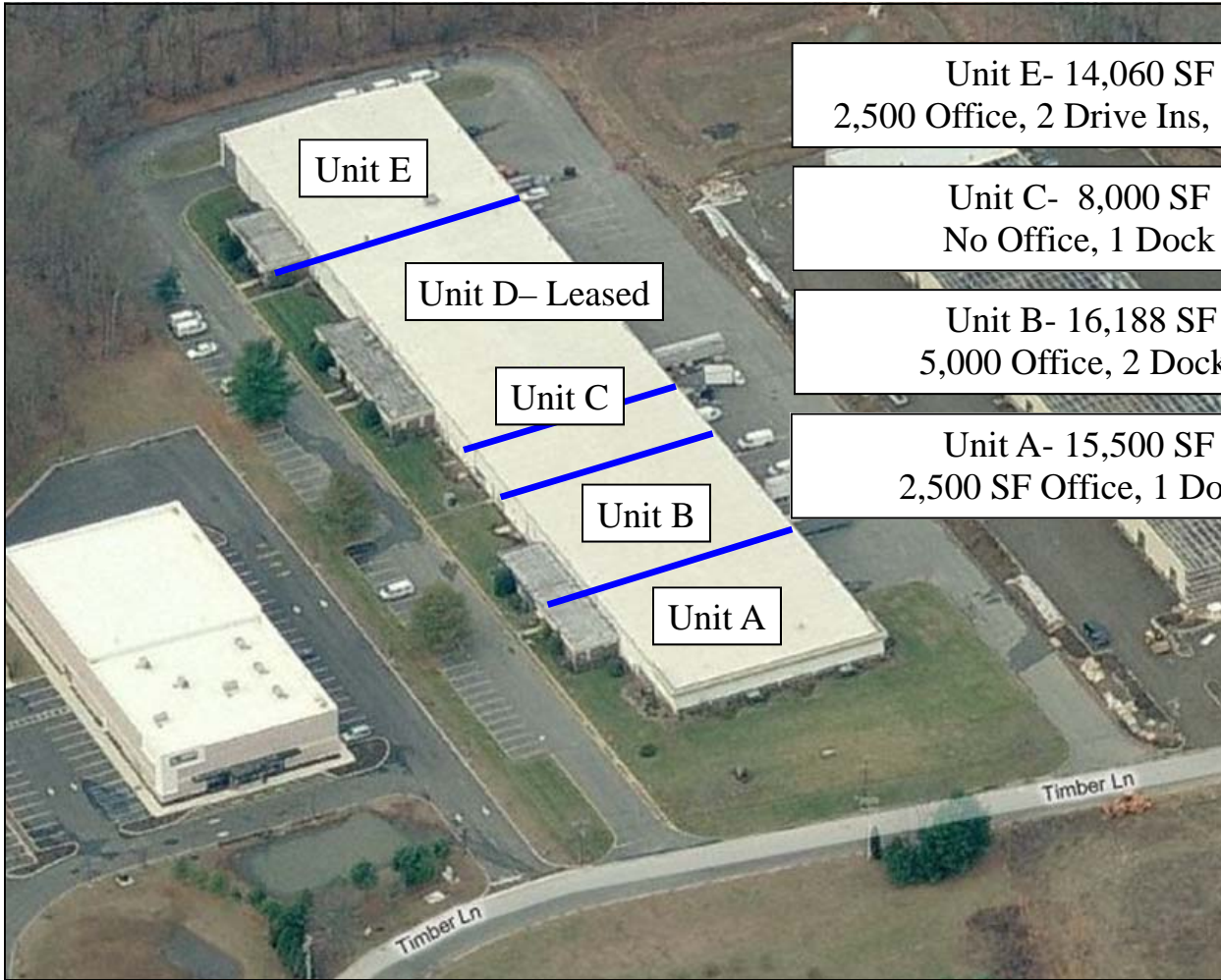
### SPECIFICATIONS

<b>Address:</b>	4 Timber Lane Marlboro, New Jersey
<b>Total Square Feet:</b>	±53,748 Sq. Ft.
<b>Available Units:</b>	A– 15,500 SF, 2,500 SF Office, 1 Dock B– 16,188 SF, 5,000 SF Office, 2 Docks C– 8,000 SF, No Office, 1 Dock E– 14,060 SF, 2,500 SF Office, 2 Drive Ins, 1 Dock
<b>Ceiling:</b>	18' Clear
<b>Column Spacing:</b>	20' x 40'
<b>Sprinkler:</b>	Wet System
<b>Power:</b>	Heavy
<b>Utilities:</b>	Gas Heat, City Water & Sewer
<b>Misc.:</b>	New Roof
<b>Taxes/CAM:</b>	\$2.25/Sq. Ft.
<b>Lease Rate:</b>	\$4.95/SF NNN

**LOGISTIC REALTY**  
INDUSTRIAL REAL ESTATE SERVICES

Bill Hettler  
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# Regional Map



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Marlboro, N.J.