



## Building Specifications

Available for Lease:

**99,636 SF**

245 Belmont Drive, Somerset NJ



**Total Lease Area: 99,636 SF**

**Warehouse Area: 73,955 SF**

**Office Area: 25,681 SF**

**Clear Height: 24'**

**Column Spacing: 38'0" x 38'0"**

**Loading Doors:**

(4) 8'0" x 9'0"

(4) 8'6" x 9'8"

**Taxes: \$1.17 PSF**

**Insurance: \$.14 PSF**

**Fireline: \$.04 PSF**

**Lighting: Fluorescent**

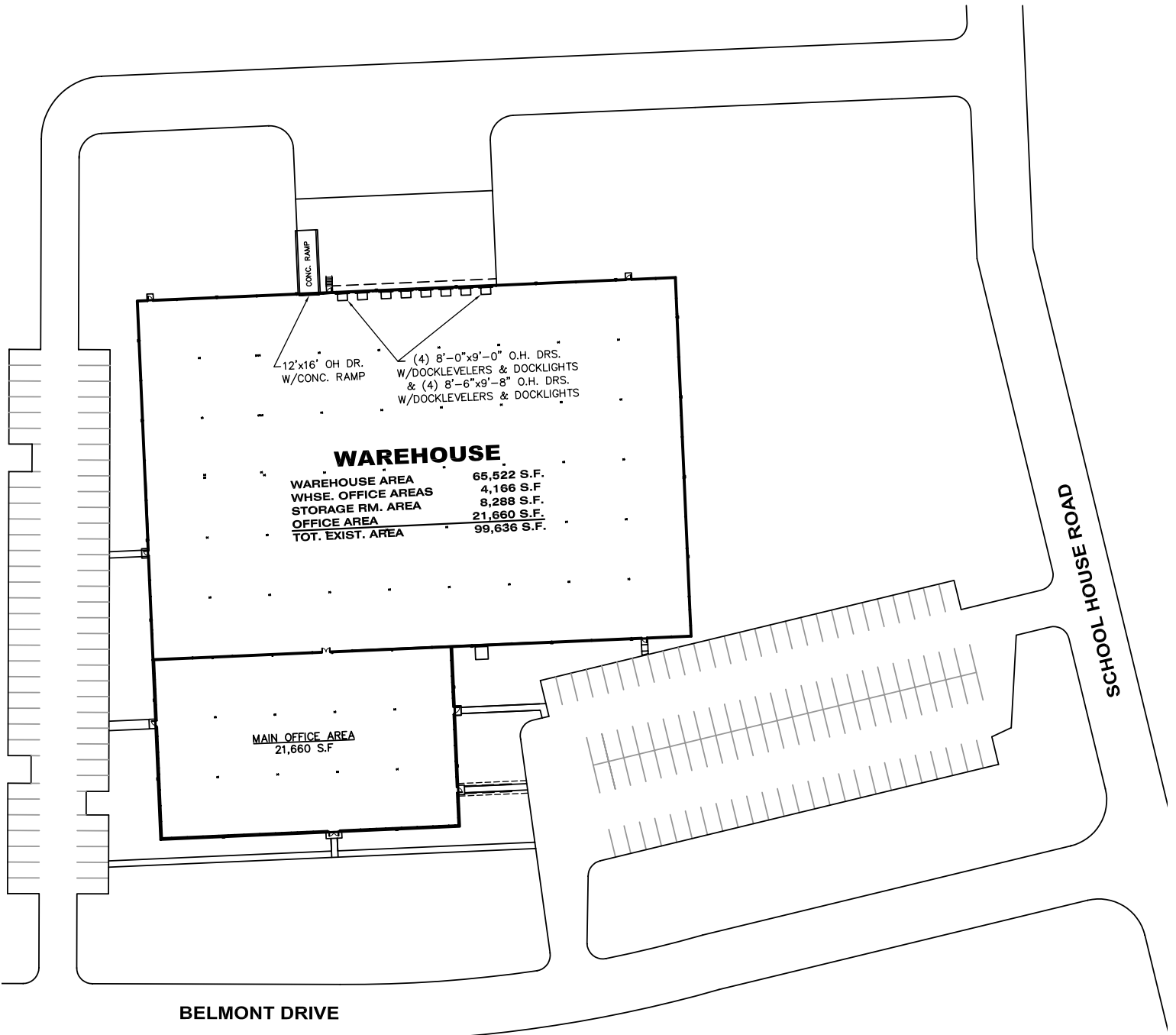
**Electrical: 1,200 Amps 460/480 Volt 3 Phase**

**Sprinkler Density: .35 gpm / 3,000 SF**

### Special Features

- Corporate Offices
- Heavy Power
- Dock Levelers
- Dock Lights
- Car Parking
- Concrete Aprons

06/10/2010



**HELLER INDUSTRIAL PARKS, INC.**  
 205 MILL ROAD  
 EDISON, NEW JERSEY 08837  
 Call: (732) 287-4880