



92,555 SF SUBLEASE AVAILABLE

2000 Rand Boulevard
Phillipsburg, NJ 08865



THE **FUTURE** OF NE LOGISTICS



**AVAILABLE (SUBLEASE)
BUILDING 5
2000 RAND BOULEVARD**

- 92,555 SF
- Furniture available
- Security system
- Fully fenced
- Available now

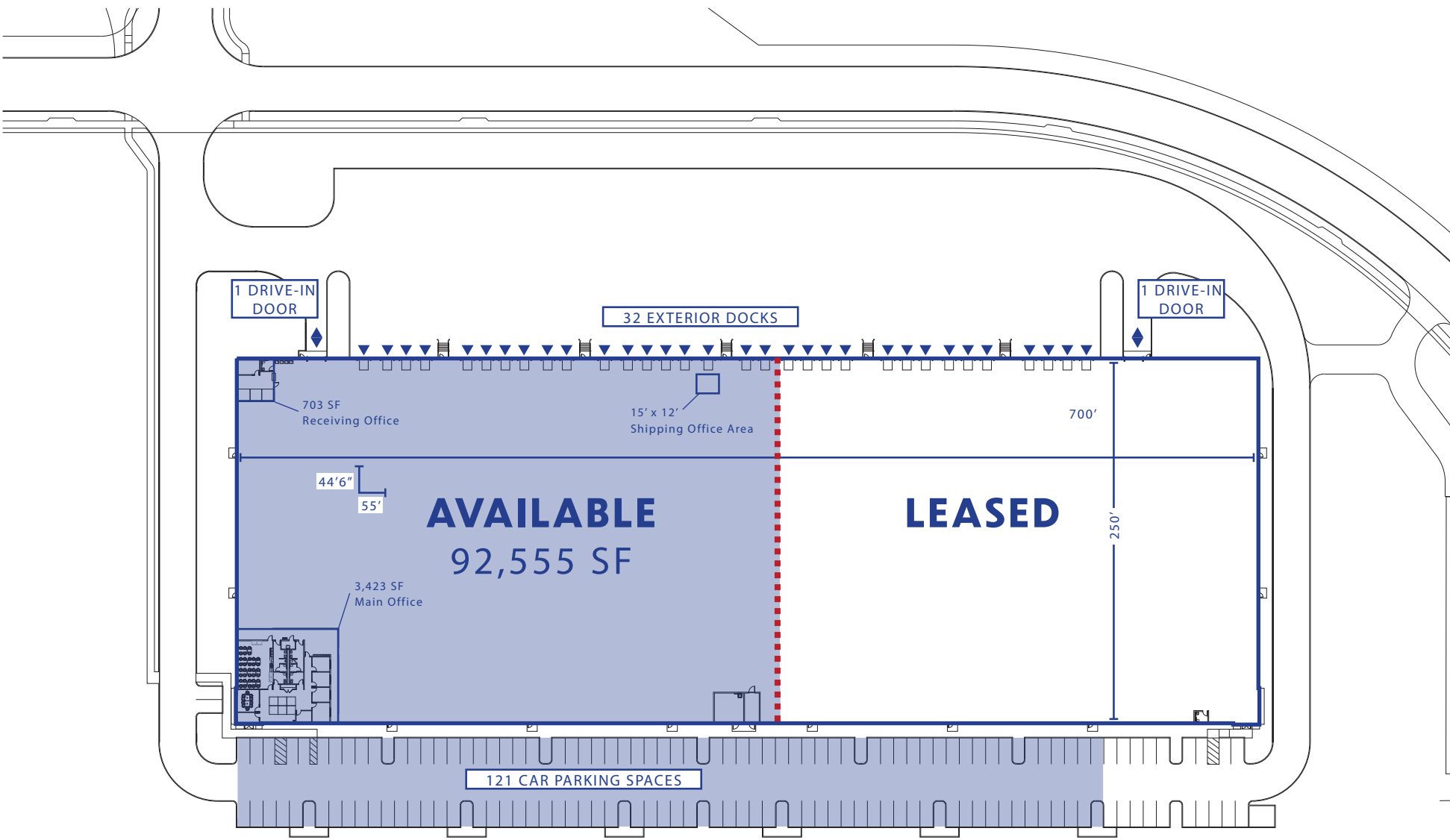
**AVAILABLE (DIRECT)
TRAILER PARKING**

- 205 trailer stalls
- Fully curbed and paved
- Dolly pads
- Lighted
- Available now

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BUILDING 5 | AVAILABLE

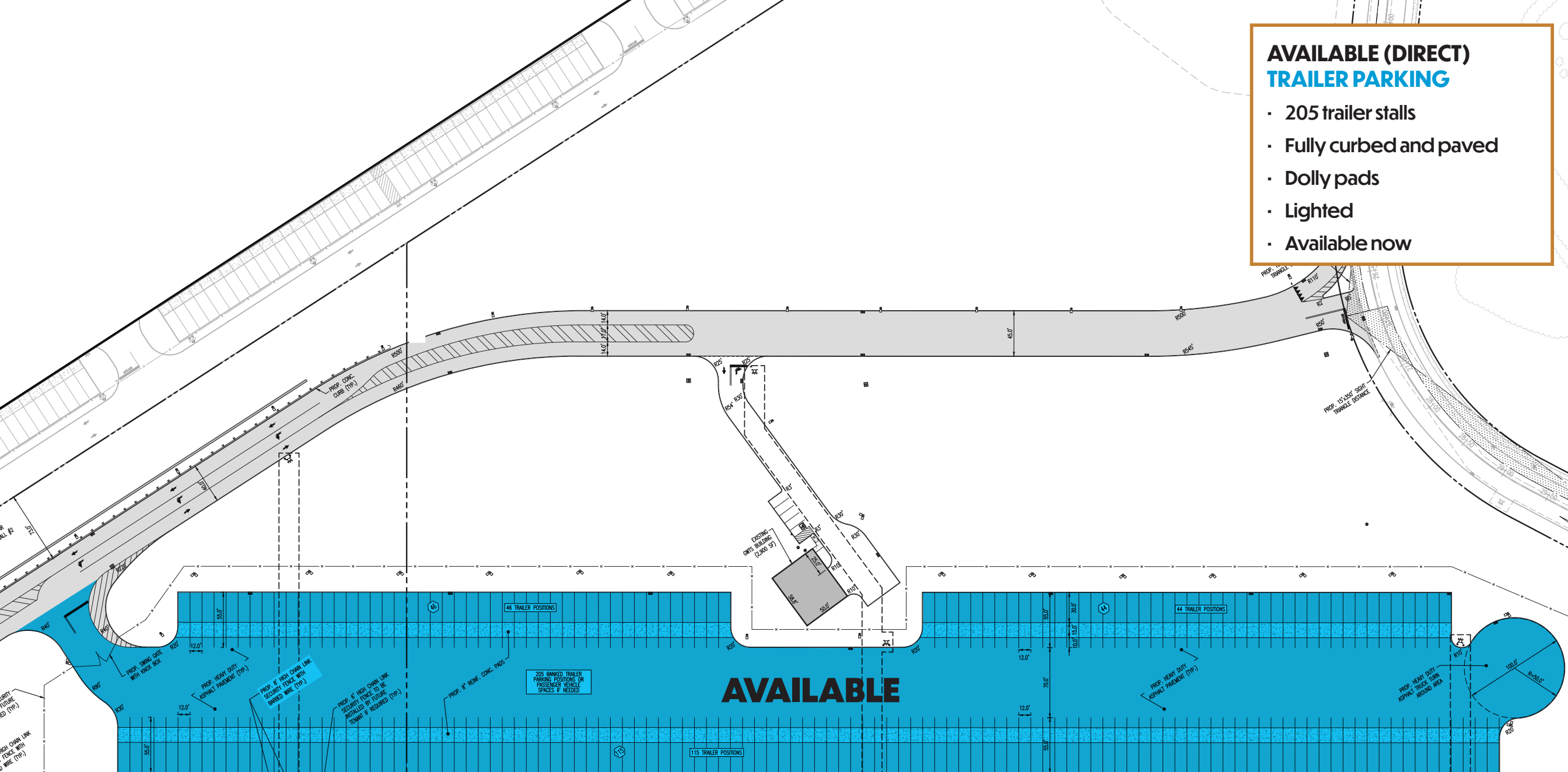
- ▶ FURNITURE AVAILABLE
- ▶ SECURITY SYSTEM
- ▶ FULLY FENCED



Square Footage	92,555 SF	Loading Docks	18
Main Office Area	3,423 SF	Drive-in Doors	1
Receiving Office Area	703 SF	Car Parking	121
Truck Court Depth	130' 6"	Trailer Parking	205 stalls available within the park
Ceiling Height	36'	Comments	Demised by a chain link fence
Column Spacing	55' x 44'6" (60' speed bay)		

AVAILABLE (DIRECT) TRAILER PARKING

- 205 trailer stalls
- Fully curbed and paved
- Dolly pads
- Lighted
- Available now





Location Benefits

-  2 miles
-  2 miles
-  20 miles
-  Port of Newark – 55 miles
-  Port of Philadelphia – 85 miles

- Two miles on Route 22 to I-78 in Phillipsburg, New Jersey
- 15 miles to FedEx hub in Lehigh Valley
- 10 miles to NSRR Bethlehem intermodal yard facility
- 55 miles to Port of Elizabeth, New Jersey

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