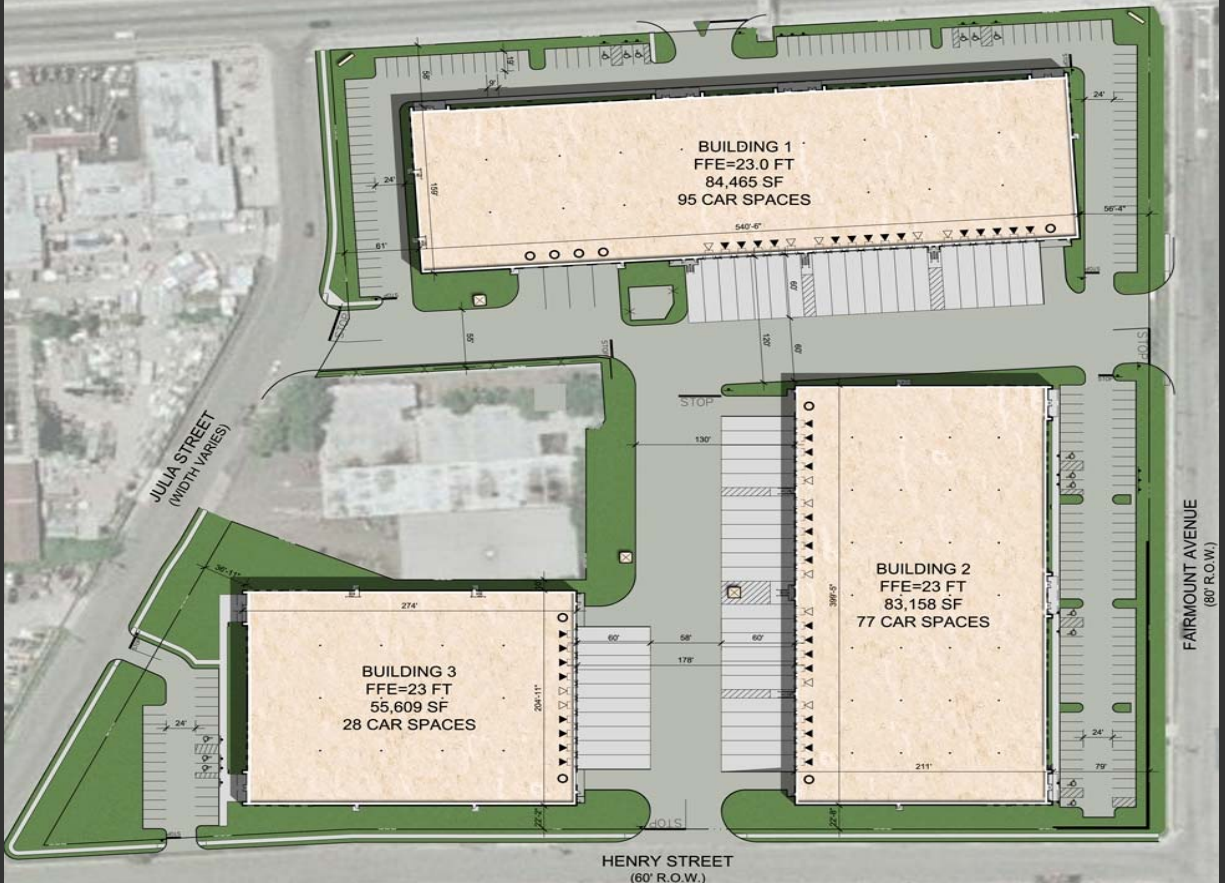


# OAKMONT COMMERCE CENTER-Port Elizabeth

900 Fairmount Avenue | Elizabeth, NJ 07201

**FOR SALE or LEASE**



## FEATURES

- 223,232 Total Square Feet-3 Buildings
- .6 miles to Newark Int'l Airport
- 1.6 miles to Port Elizabeth
- Immediate access to exit 13A of NJ Turnpike
- U.S. Rte. 1 & 9 Frontage-Retail Uses permitted
- UEZ Benefits
- Seeking LEED Certification
- 32' Clear Height
- Office space to suit

**FOR MORE INFORMATION:**

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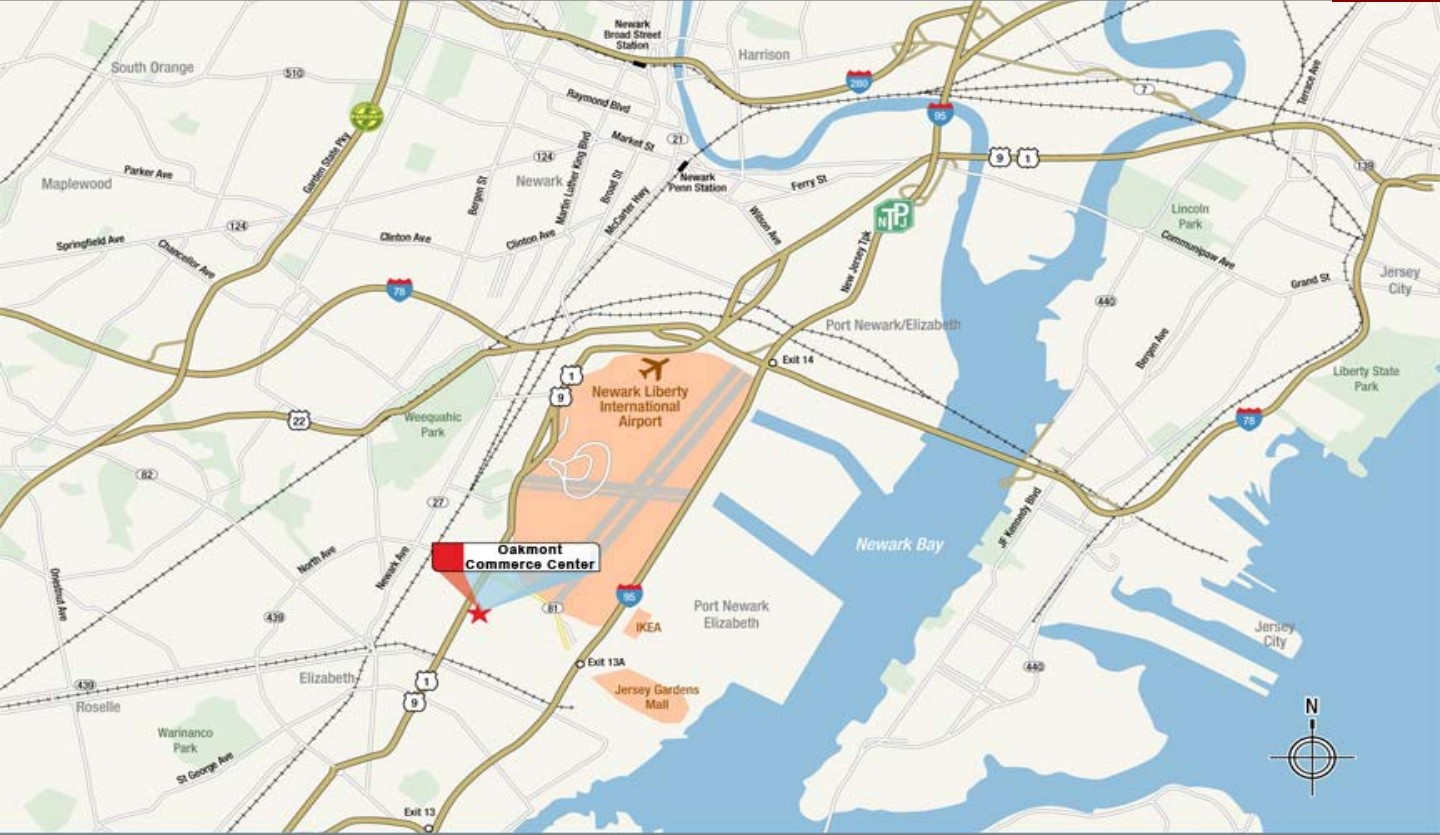
**Glenn Talavera**  
732-452-6192  
glenn.talavera@cushwake.com



A commission computed in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee. (Inquire for rates and additional conditions.)  
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

# OAKMONT COMMERCE CENTER-Port Elizabeth

## MAP



## FEATURES

### BUILDING 1

- 84,465 square feet
- 19 Tailboards
- 5 Drive-Ins
- Divisible to 15,000sf
- 95 Car Parking

### BUILDING 2

- 83,158 square feet
- 22 Tailboards
- 2 Drive-Ins
- Divisible to: 20,000sf
- 77 Car Parking

### BUILDING 3

- 55,609 square feet
- 10 Tailboards
- 2 Drive-Ins
- Divisible to: 27,000sf
- 28 Car Parking



A development of

**OAKMONT**  
INDUSTRIAL GROUP



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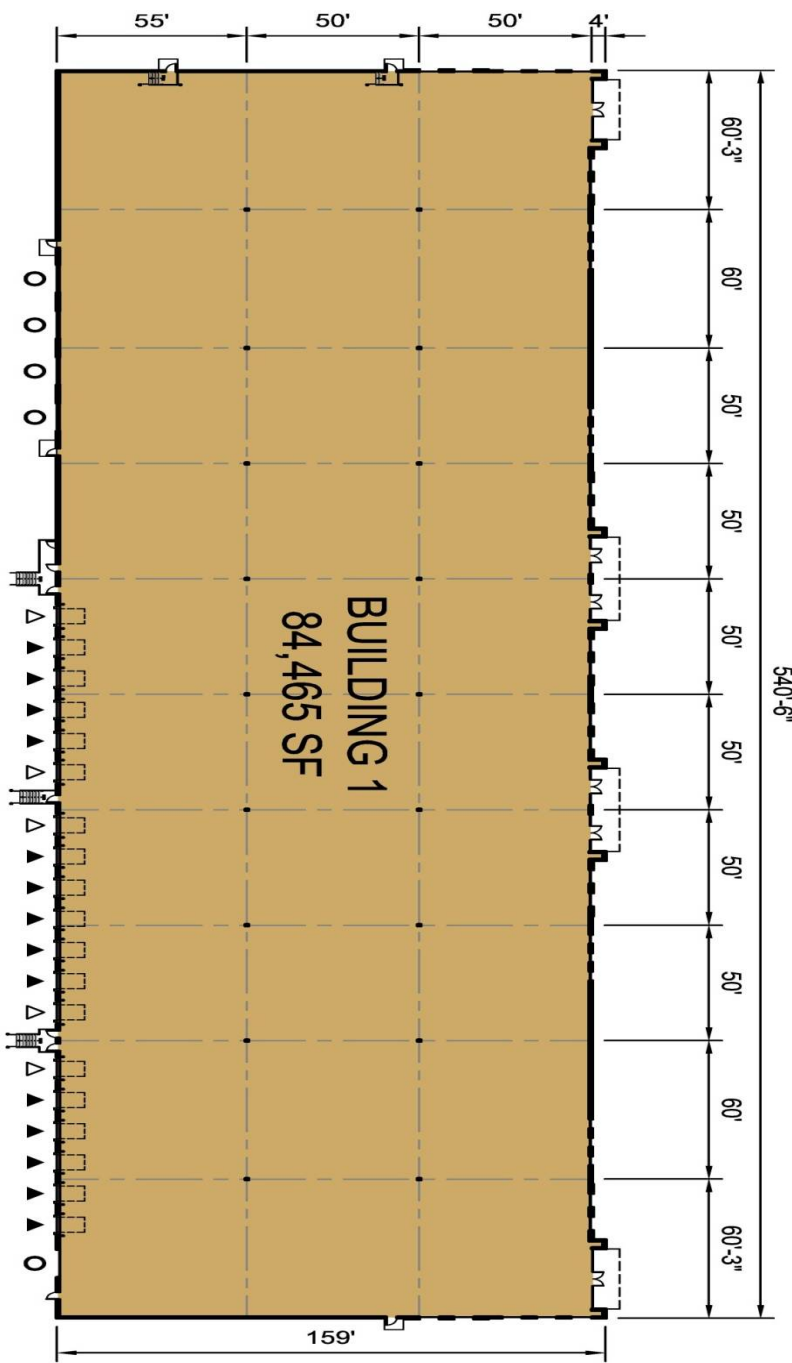
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# OAKMONT COMMERCE CENTER-Port Elizabeth

## Building 1-Divisible to 15,000 Square Feet

**FOR LEASE or SALE**

- Size: 84,465 Square Feet
- Location: Elizabeth, NJ  
1.6 Miles from Port Elizabeth  
U.S. Route 1 & 9 Frontage
- Available: Spring 2010
- Zoning: Warehouse, Manufacturing,  
Retail Uses
- Auto Parking: 95 Spaces
- Clear Height: 32' Minimum
- Wall Construction: Architecturally Designed  
Concrete Tilt-Wall
- Column Spacing: 50' x 50' Typical
- Building Depth: 159'
- Warehouse Slab: 6" w/ Ashford Formula Sealer  
4,000 psi
- Dock Loading: 14 (9' x 10') Dock High Doors  
5 (10' x 10') Dock High Doors  
5 (12' x 16') Drive In Doors
- Sprinkler System: ESFR-Early Suppression Fast  
Response System
- Power: 1,200 AMP, 277/480 Volt  
3-Phase, 4 Wire
- Roof System: TPO Single Ply Membrane
- LEED: Seeking LEED Certification



**PLAN LEGEND:**

- ▲ 14 9' W x 10' H DOCK HIGH TRUCK DOOR
- △ 5 10' W x 10' H DOCK HIGH TRUCK DOOR
- 5 12' W x 16' H GRADE LEVEL TRUCK DOOR

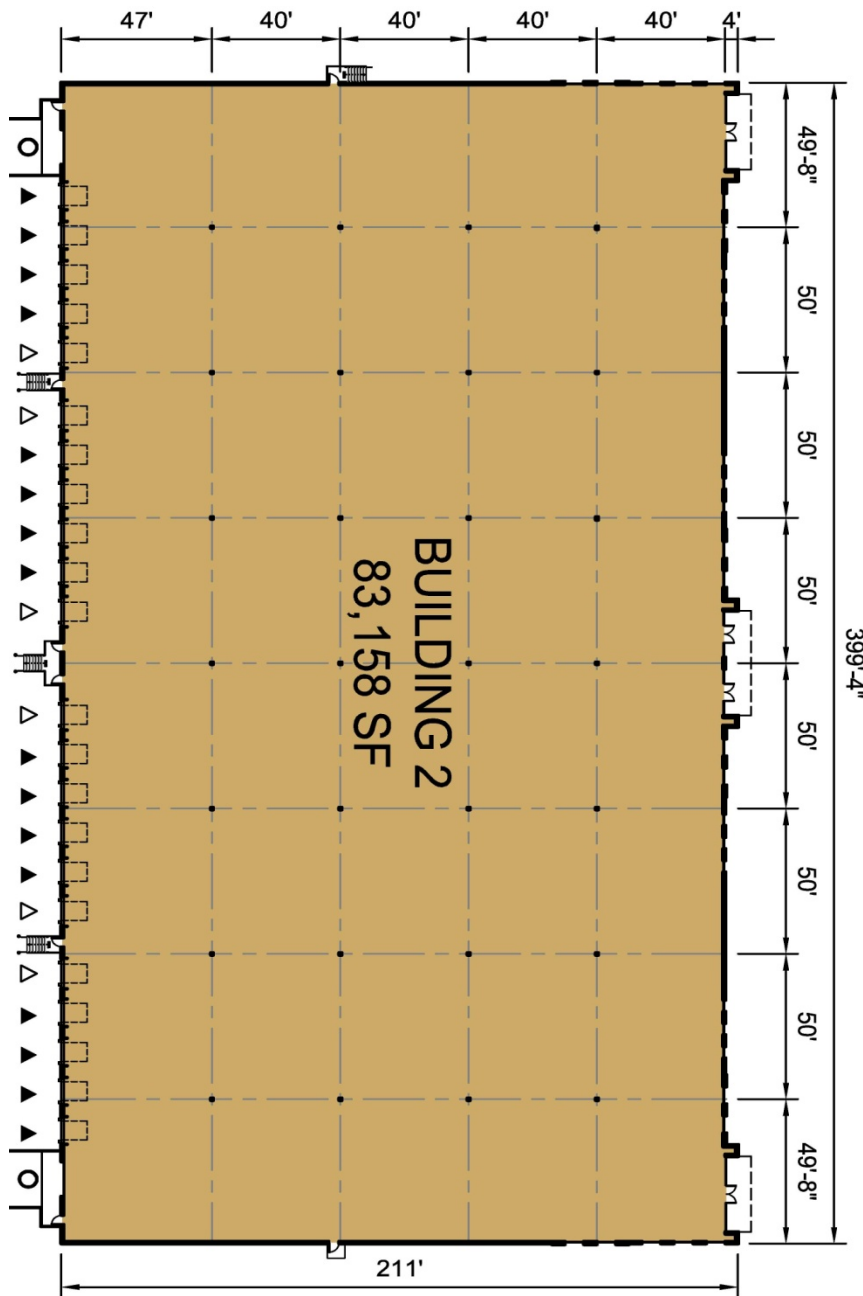
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# OAKMONT COMMERCE CENTER-Port Elizabeth

## Building 2-Divisible to 20,000 Square Feet

**FOR LEASE or SALE**

- Size: 83,158 Square Feet
- Location: Elizabeth, NJ  
1.6 Miles from Port Elizabeth
- Available: Spring 2010
- Zoning: Warehouse, Manufacturing
- Auto Parking: 77 Spaces
- Clear Height: 32' Minimum
- Wall Construction: Architecturally Designed  
Concrete Tilt-Wall
- Column Spacing: 50' x 40' Typical
- Building Depth: 211'
- Warehouse Slab: 6" w/ Ashford Formula Sealer  
4,000 psi
- Dock Loading: 16 (9' x 10') Dock High Doors  
6 (10' x 10') Dock High Doors  
2 (12' x 16') Drive In Doors
- Sprinkler System: ESFR-Early Suppression Fast  
Response System
- Power: 1,000 AMP, 277/480 Volt  
3-Phase, 4 Wire
- Roof System: TPO Single Ply Membrane
- LEED: Seeking LEED Certification



**PLAN LEGEND:**

- |   |    |               |                        |
|---|----|---------------|------------------------|
| ◀ | 16 | 9' W x 10' H  | DOCK HIGH TRUCK DOOR   |
| △ | 6  | 10' W x 10' H | DOCK HIGH TRUCK DOOR   |
| ○ | 2  | 12' W x 16' H | GRADE LEVEL TRUCK DOOR |

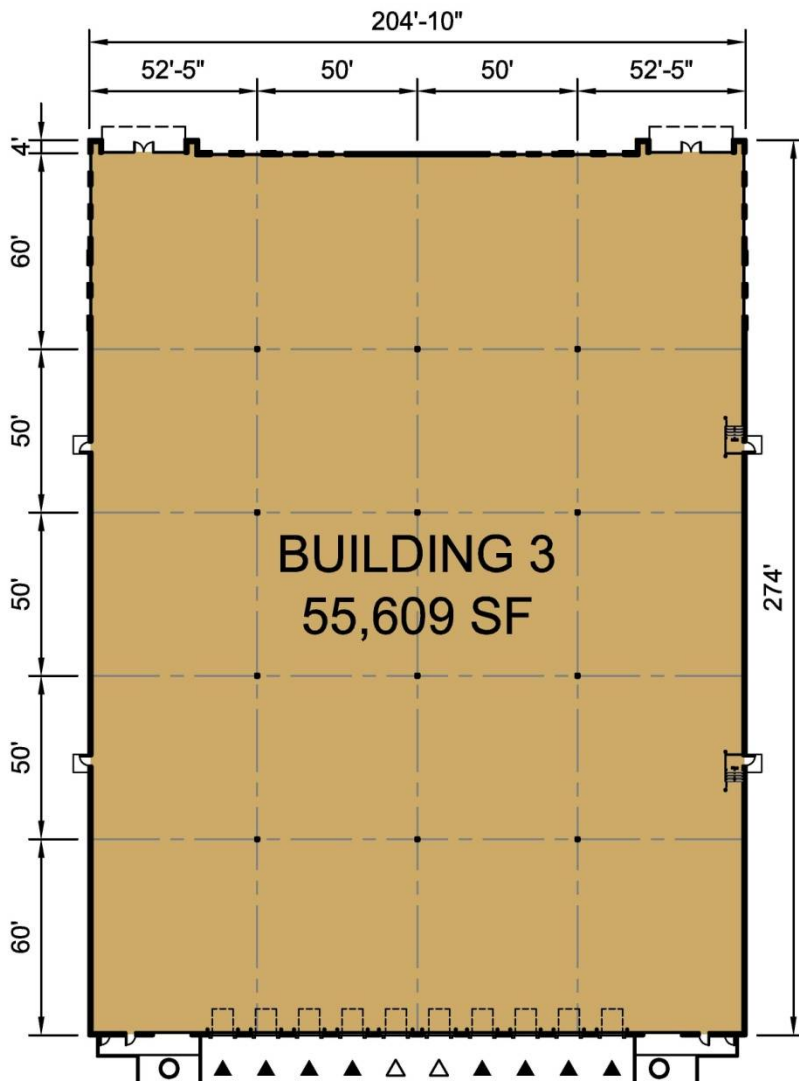
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# OAKMONT COMMERCE CENTER-Port Elizabeth

## Building 3-Divisible to 27,000 Square Feet

**FOR LEASE or SALE**

- Size: 55,609 Square Feet
- Location: Elizabeth, NJ  
1.6 Miles from Port Elizabeth
- Available: Spring 2010
- Zoning: Warehouse, Manufacturing
- Auto Parking: 28 Spaces
- Clear Height: 32' Minimum
- Wall Construction: Architecturally Designed  
Concrete Tilt-Wall
- Column Spacing: 50' x 50' Typical
- Building Depth: 274'
- Warehouse Slab: 6" w/ Ashford Formula Sealer  
4,000 psi
- Dock Loading: 8 (9' x 10') Dock High Doors  
2 (10' x 10') Dock High Doors  
2 (12' x 16') Drive In Doors
- Sprinkler System: ESFR-Early Suppression Fast  
Response System
- Power: 1,000 AMP, 277/480 Volt  
3-Phase, 4 Wire
- Roof System: TPO Single Ply Membrane
- LEED: Seeking LEED Certification



**PLAN LEGEND:**

◀	8	9' W x 10'H	DOCK HIGH TRUCK DOOR
△	2	10' W x 10' H	DOCK HIGH TRUCK DOOR
○	2	12' W x 16' H	GRADE LEVEL TRUCK DOOR



A commission computed in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee. (Inquire for rates and additional conditions.)  
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