



# East Hanover Commerce Park

151 RIDGEDALE AVENUE  
EAST HANOVER, NJ 07936

**Freestanding**  
**186,855 SF**

**Your Warehouse - Retail - Last Mile Needs Delivered**





# East Hanover Commerce Park



Route 10

Murray Road

Available  
151 Ridgedale

Ridgedale Avenue

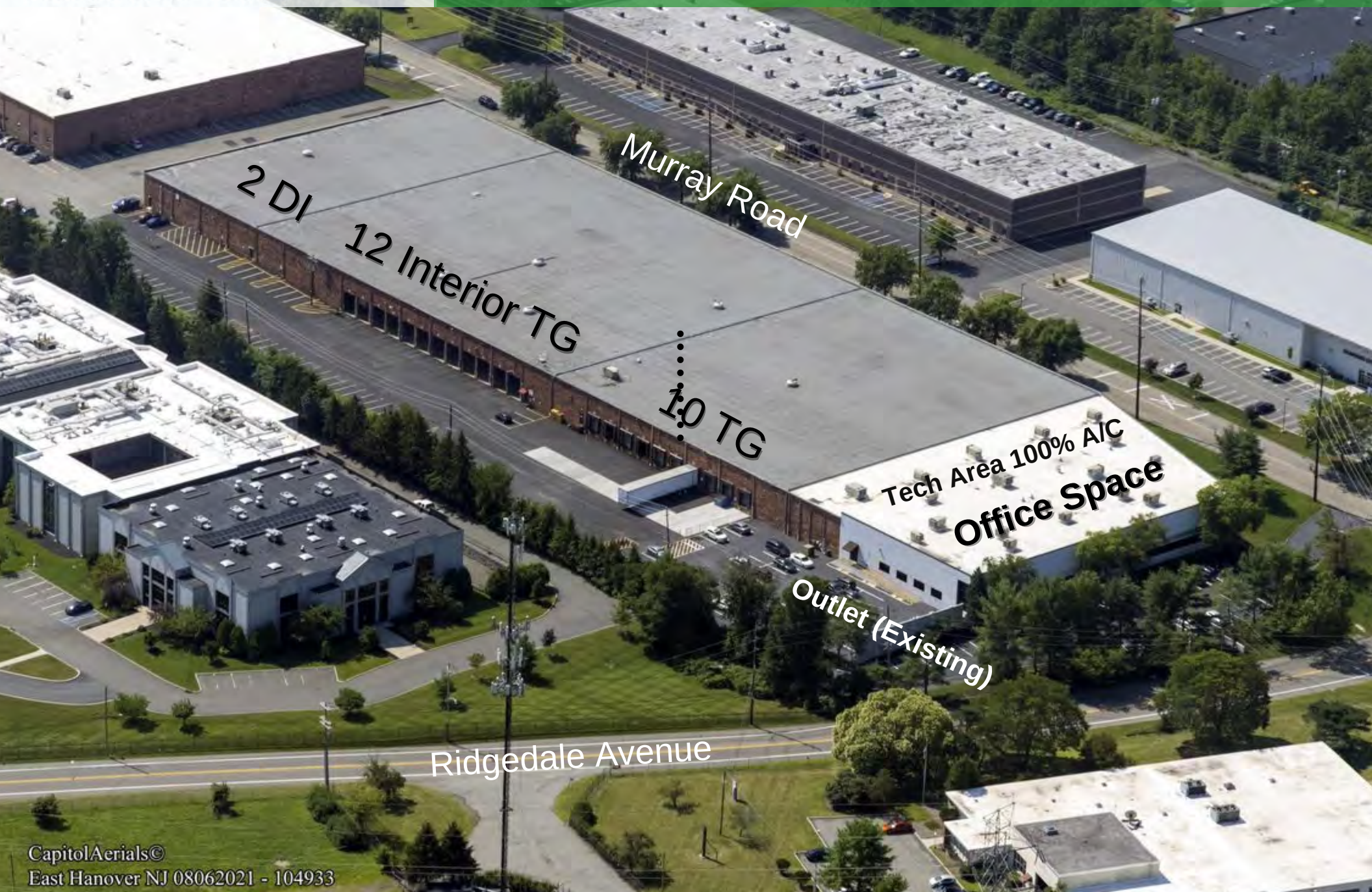






East Hanover Commerce Park

# 151 Ridgedale Front View - Loading







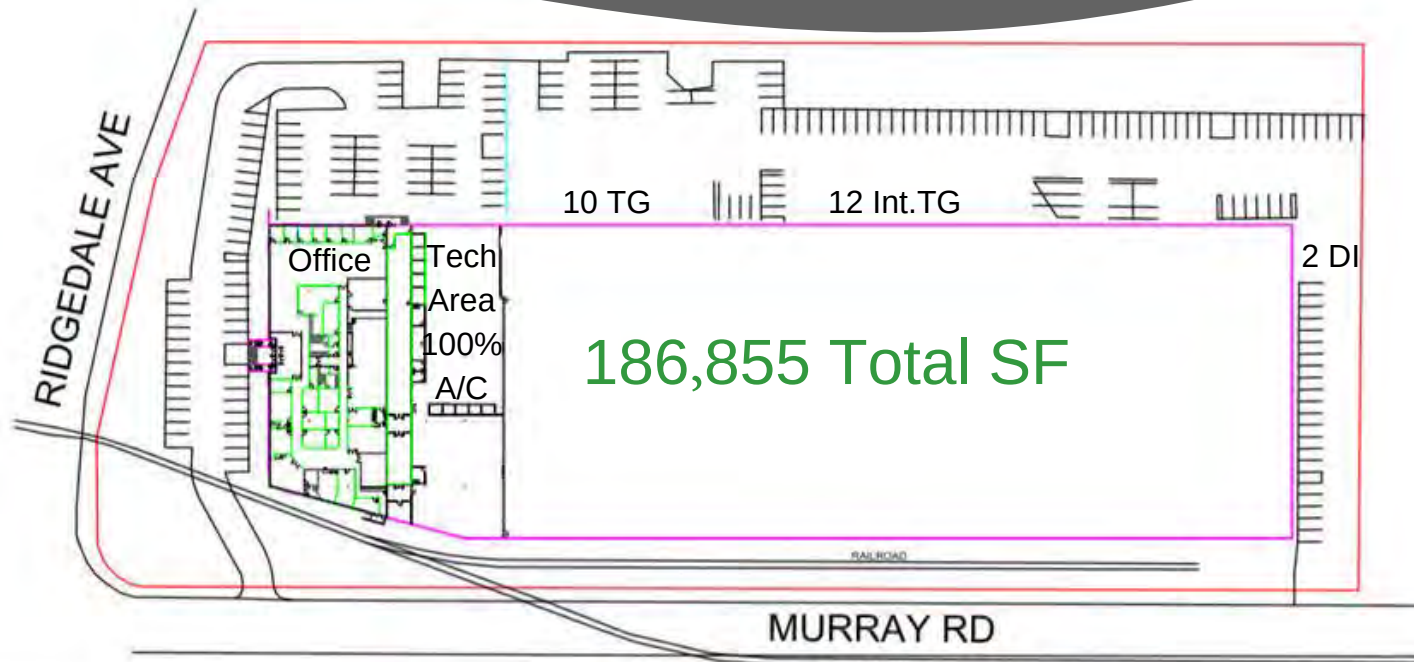
East Hanover Commerce Park

# 151 Ridgedale Murray Road View



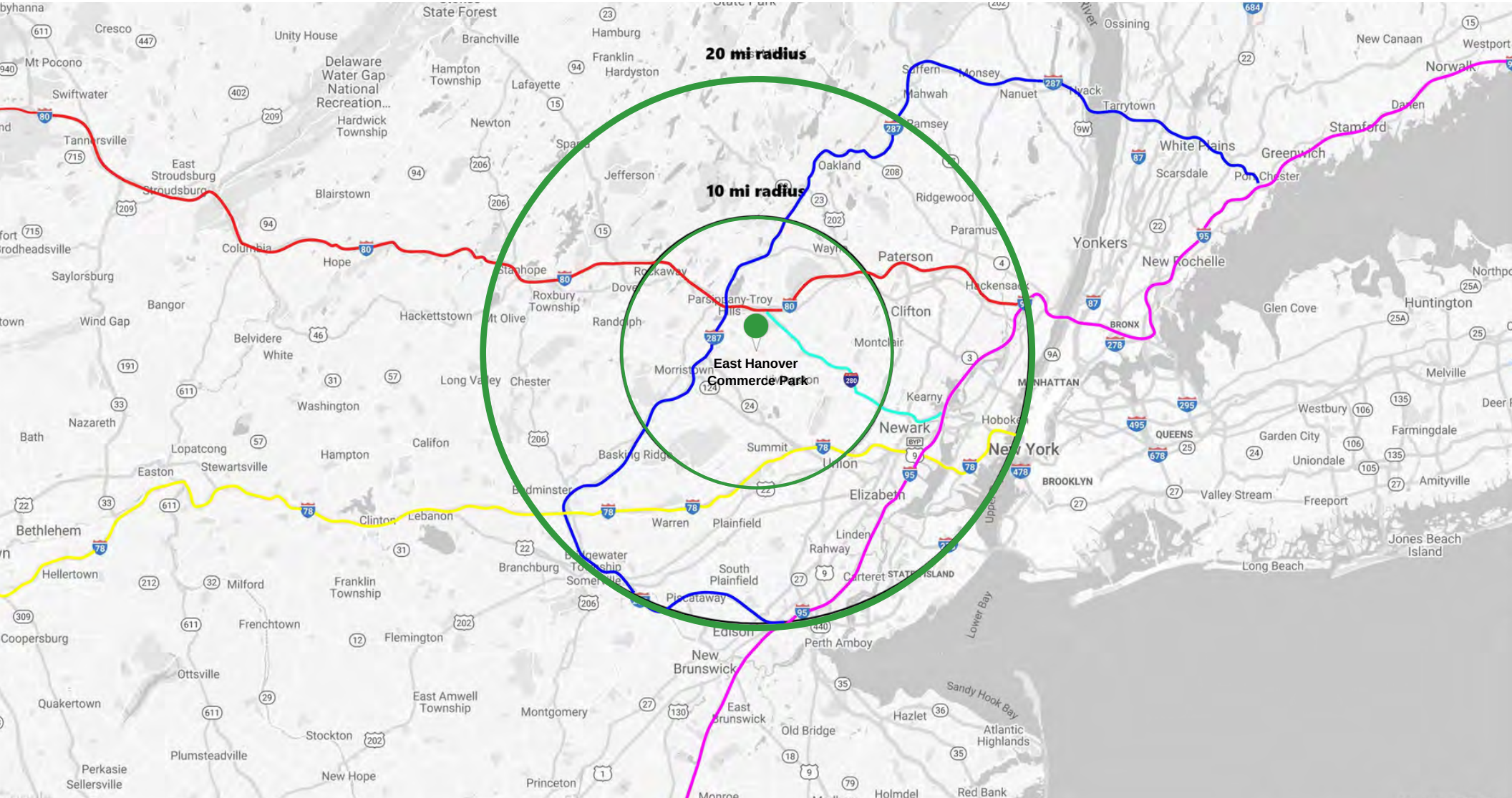


# Site Plan - 151 Ridgedale Ave.



## Building Specs 186,855 +/- Total Square Feet

- Offices Space: 21,070 SF
  - 16,906 SF Tech Area -100% A/C
  - 2,706 SF Outlet/Retail SF
- Warehouse: 143,830 SF
  - Warehouse Offices: 2,343 SF
- Ceiling: 21' Clear
- Loading: 12 Int TG / 10 TG / 2 DI Doors
- Property Taxes: \$.93/SF
- CAM \$.82/SF
- Car Parking: 85 Spaces
- Power: 1200 Amps @277/480V / 2400 Amps @ 120/208V
- Lot Size: 9.17 Acres
- Columns: 30' x 50'
- Zoning: I 3



Surrounded by East/West  
and North/South Access

### Major Highways



### Mileage to Cities

New York City	25 Miles
Philadelphia	90 Miles
Washington DC	236 Miles
Boston	245 Miles



## THE DEVELOPER URBAN EDGE AND UE INDUSTRIAL INITIATIVE

*Urban Edge owns and operates 77 properties totaling over 16.2M SF GLA along the East Coast and Puerto Rico with a concentration in the NY metro market.*

*The UE Industrial Initiative (UEII) is a response to a changing retail landscape where traditional brick-and-mortar retail and industrial real estate are converging. UE II will leverage UE's strong retail redevelopment, leasing and acquisition capabilities to address tenant space needs beyond traditional retail boxes. Tenant needs may include space fulfillment, warehousing, distribution, parking, assembly and light manufacturing as well as capital. UE has created an internal team focused on this initiative to effectively and efficiently collaborate with our tenants*



## THE BROKERS RESOURCE REALTY

*Founded by a group of veteran commercial real estate professionals, Resource Realty has provided unparalleled service to hundreds of businesses – from small companies to major corporations. Every client benefits from our depth of market knowledge, our broad network of potential tenants and buyers, and the kind of expertise that comes only from decades of diverse commercial real estate experience. In today's information age, market data is readily available to all real estate service firms. It is our ability to use it to create leverage for our clients that sets Resource Realty apart.*



### Exclusive Leasing Agents

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