

85

STULTS ROAD
DAYTON | NEW JERSEY



EXCLUSIVE

INDUSTRIAL FACILITY FOR SUBLEASE



85

STULTS ROAD

DAYTON | NEW JERSEY 08810

Located in Dayton, NJ, **85 Stults Road** offers a premier industrial sublease opportunity in the heart of the highly sought-after Exit 8A industrial corridor. The facility features immediate access to the New Jersey Turnpike (Exit 8A), Route 130, and major Northeast distribution routes, making it ideal for logistics, warehousing, and regional distribution operations throughout the NY/NJ and Philadelphia metro areas.

PROPERTY OVERVIEW

Total Area	+/- 203,488 SF
Office Space	+/- 2,950 SF
Sublease Term	Thru 12/2029
Ceiling Height	36' clear
Loading Docks	52 (9' x 10')
Loading Configuration	Cross Dock
Drive-Ins	4 (12' x 14')
Car Parking Spaces	38
Trailer Parking Spaces	10

ASKING RENT: UPON REQUEST



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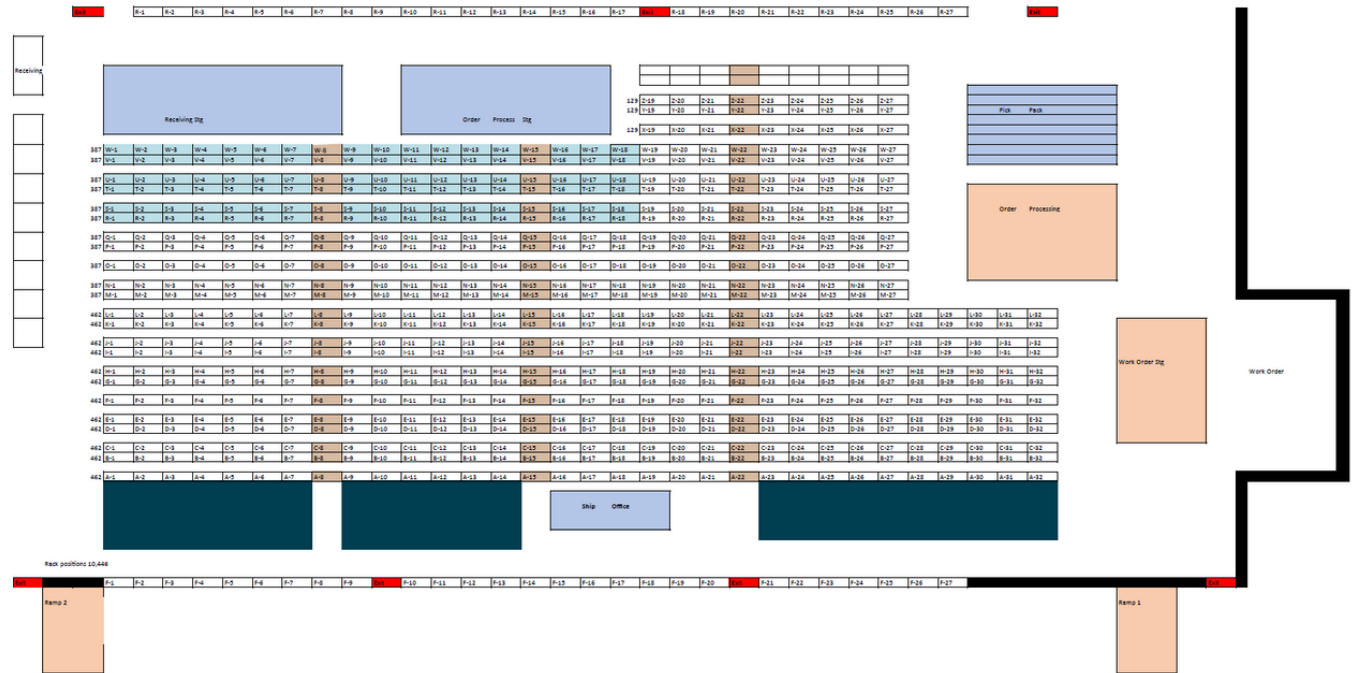
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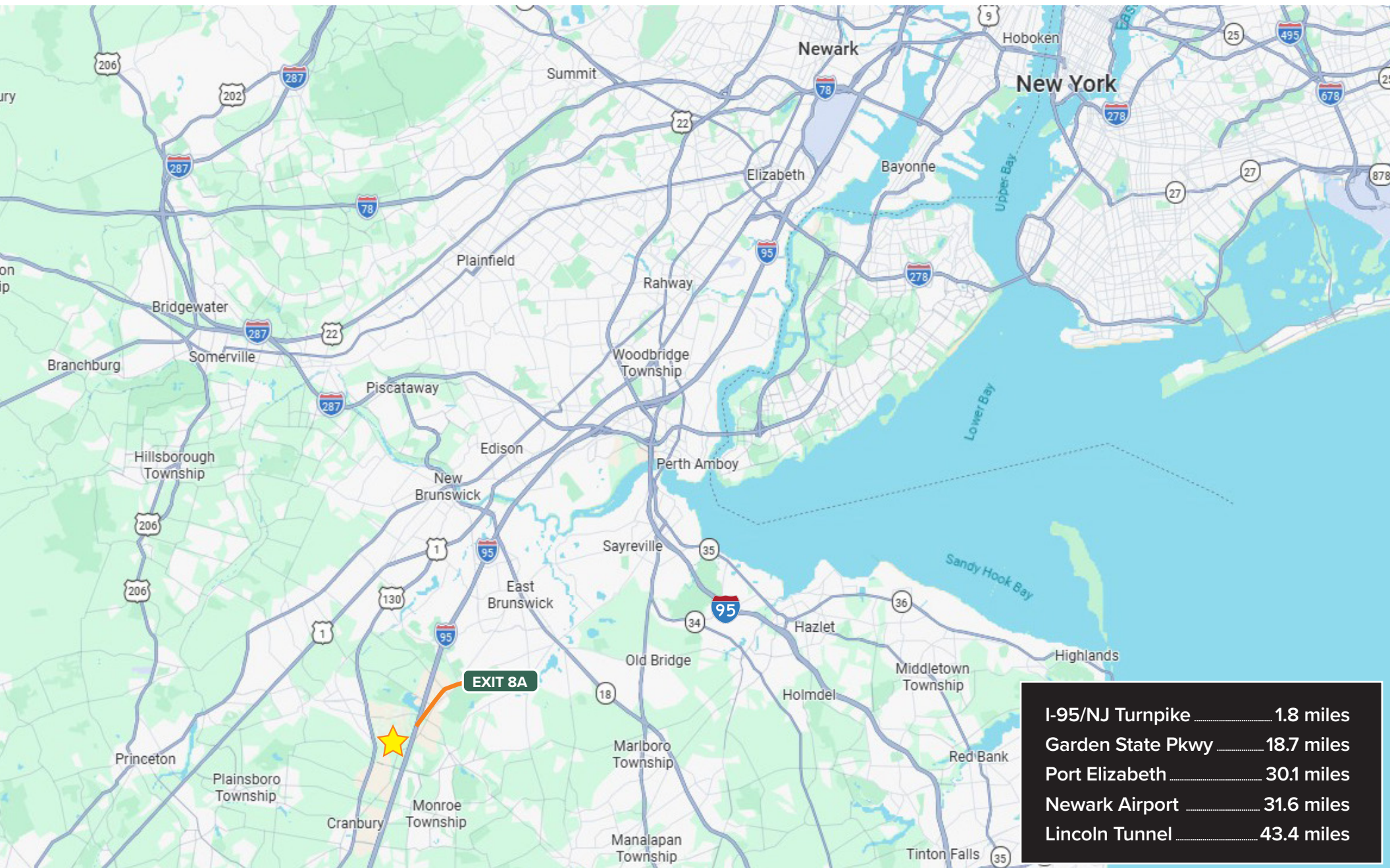
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ADDITIONAL INFO

- Lighting: T5 with motion sensors
- Sprinkler: ESFR system
- Existing racking available: 10,446 pallet positions

EXISTING RACKING PLAN:







FOR MORE INFORMATION,
PLEASE CONTACT:

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