



IDEAL FOR WAREHOUSE, LIGHT ASSEMBLY, MANUFACTURING

± 142,959 SF on 12 Acres

1 Luger Road, Denville

Morris County New Jersey 07834

PRESENTED BY

Charles Fern
Executive Managing Director
T +1 732 243 3101

Matthew Marshall
Managing Director
T +1 610 729 3010

Jason Barton
Vice President
T + 1 732 243 3014

Jeffrey Williams
Managing Director
T + +1 610 729 3009

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of C & W or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is C & W listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the C & W.

Neither C & W nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, C & W and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or C & W nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and C & W from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Table of Contents

- I. Property Overview
- II. Location
- III. About Morris County
- IV. Demographics
- V. Morris County Industrial Market





Property Overview



Executive Summary

Property Overview

As Exclusive Agent, Cushman & Wakefield is pleased to offer for sale the 100 percent fee simple interest in 1 Luger Road, Denville, New Jersey.

The building is ±142,959 SF and can potentially be demised for two (2) tenants. The site is serviced by all the necessary utilities. 1 Luger Road represents a unique ownership opportunity for a functional distribution building in the highly coveted Northern New Jersey industrial market.

Location Overview

The property is located at Exit 39 of Interstate 80, and State Route 53 in Morris County, New Jersey. 1 Luger Road represents an exceedingly rare opportunity for users or investors to acquire an existing warehouse and distribution building of one of the nation's premier wood product suppliers. The rail-served property is strategically located 30 miles west of the Ports of Elizabeth and Newark, and has direct access via Interstate 80 into the New York metro area. The property boasts immediate access to Interstate-80, and is in close proximity of State Route 53, Interstate-287, and the New Jersey Turnpike. Forty percent (40%) of the United States population, and highest income consumer demographic, can be reached within a one day drive.

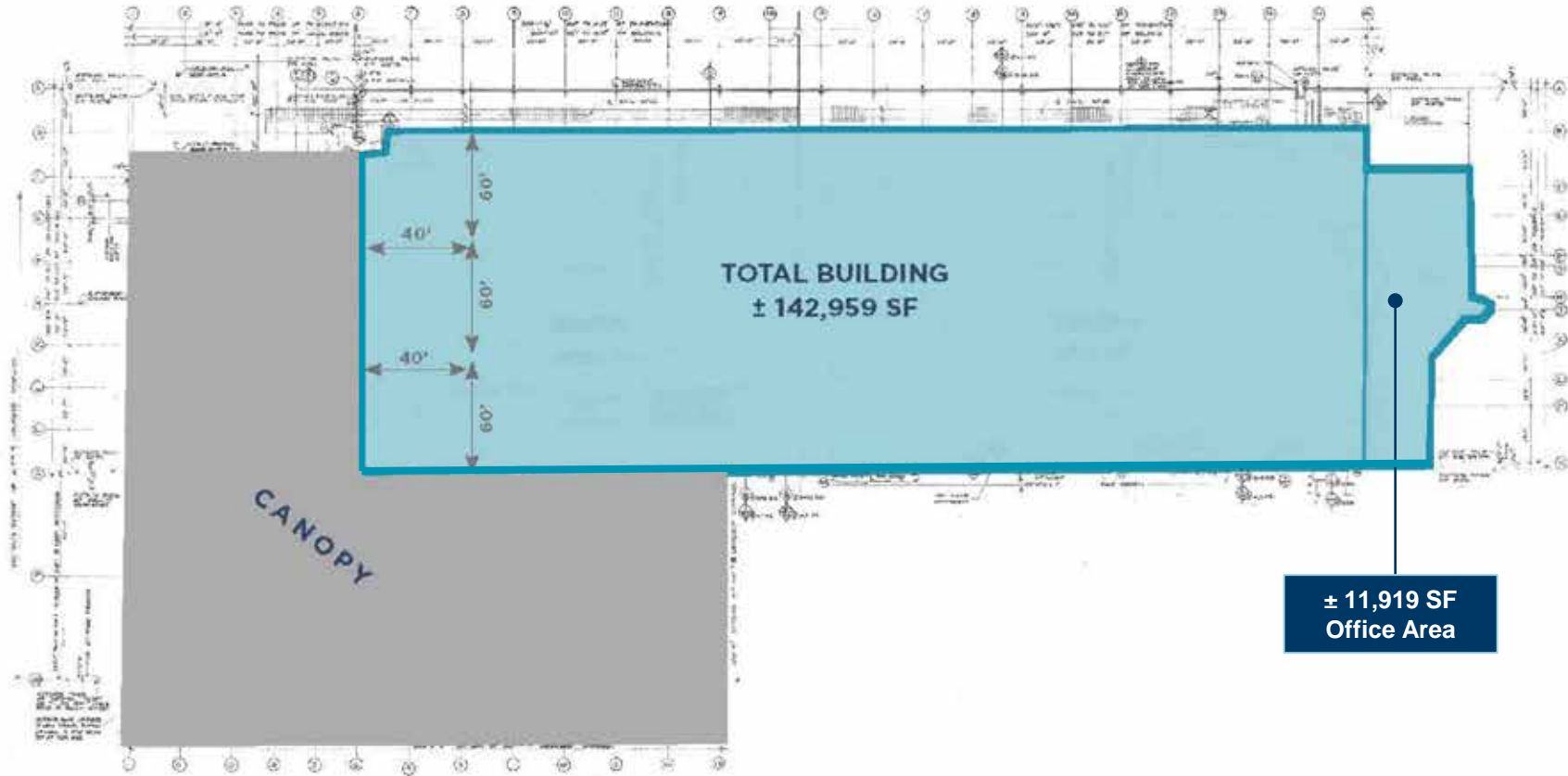


Property Highlights

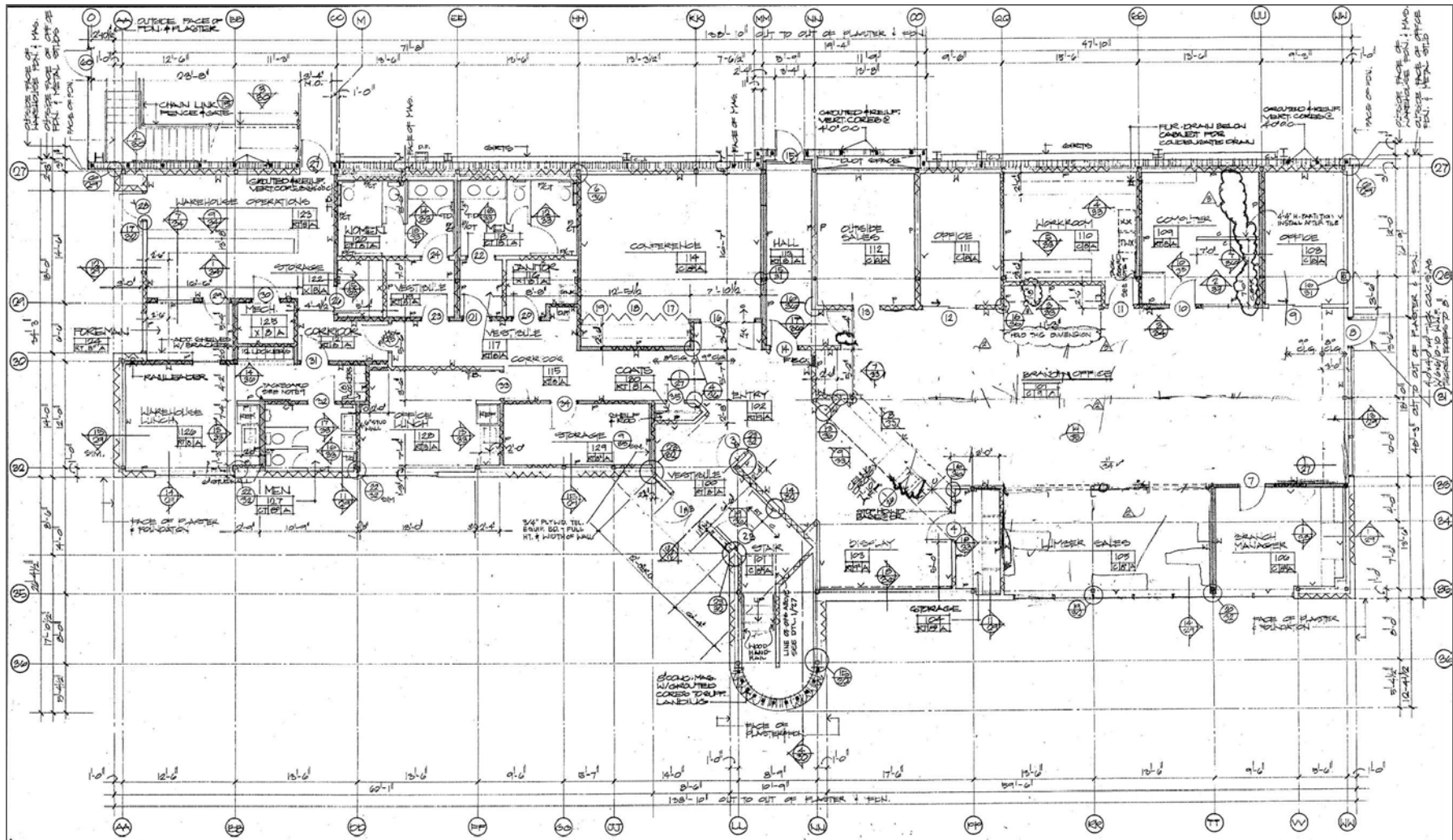
BUILDING SIZE	142,959 SF
LOT SIZE	12 Acres
OFFICE SPACE	± 11,919 SF
CEILING HEIGHT	22' – 25' Clear
LOADING	6 Drive-in Doors (16' x 22')
COLUMN SPACING	60' x 40'
POWER	1200 Amps, 3-Phase, 277-480 Volts
RAIL	6 Interior Rail Positions (Norfolk Southern Served)
ZONED	I-2
TAXES:	\$101,835.35 (\$0.71/SF)

Sale subject to lender approval

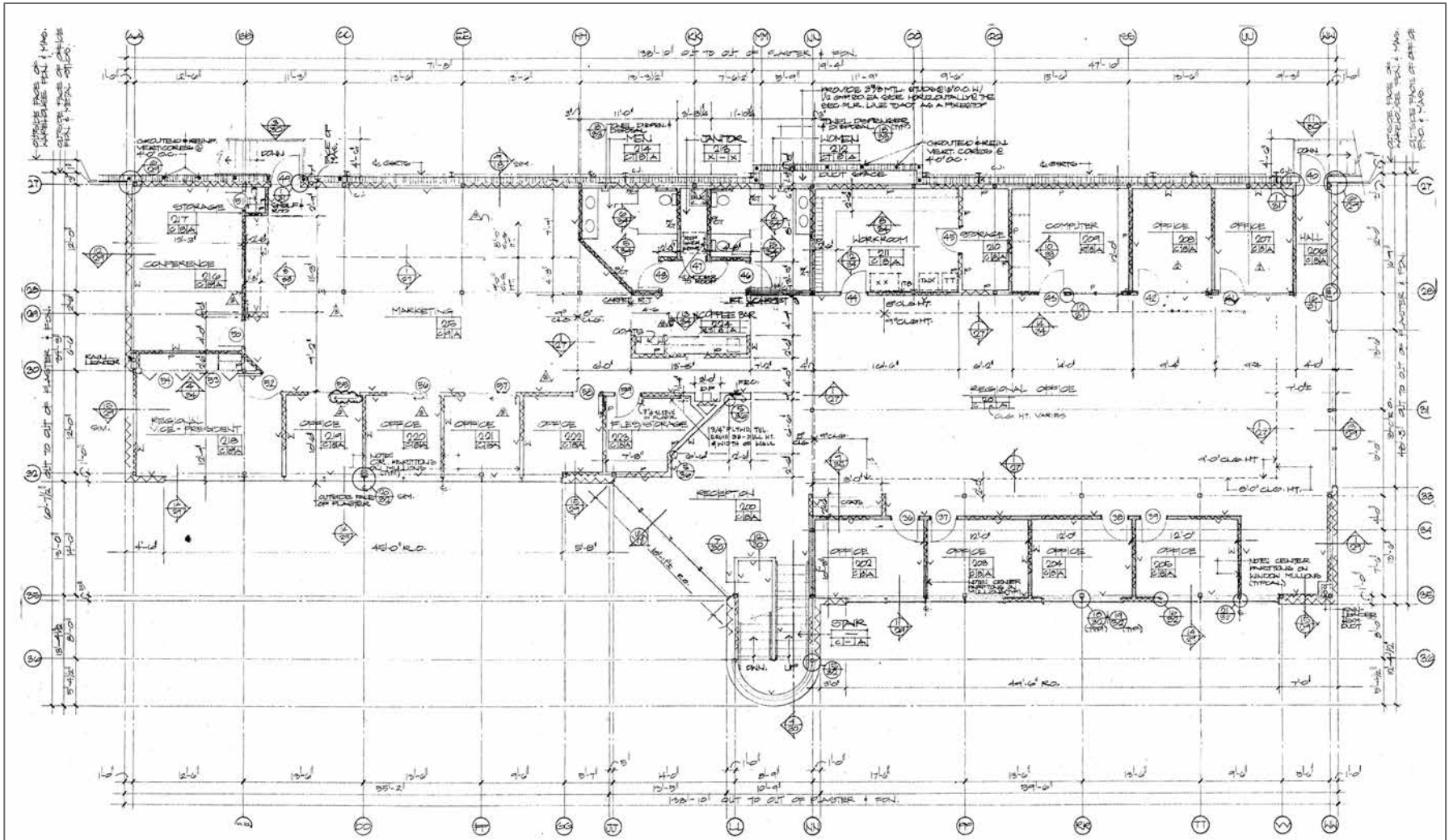
Floor Plan



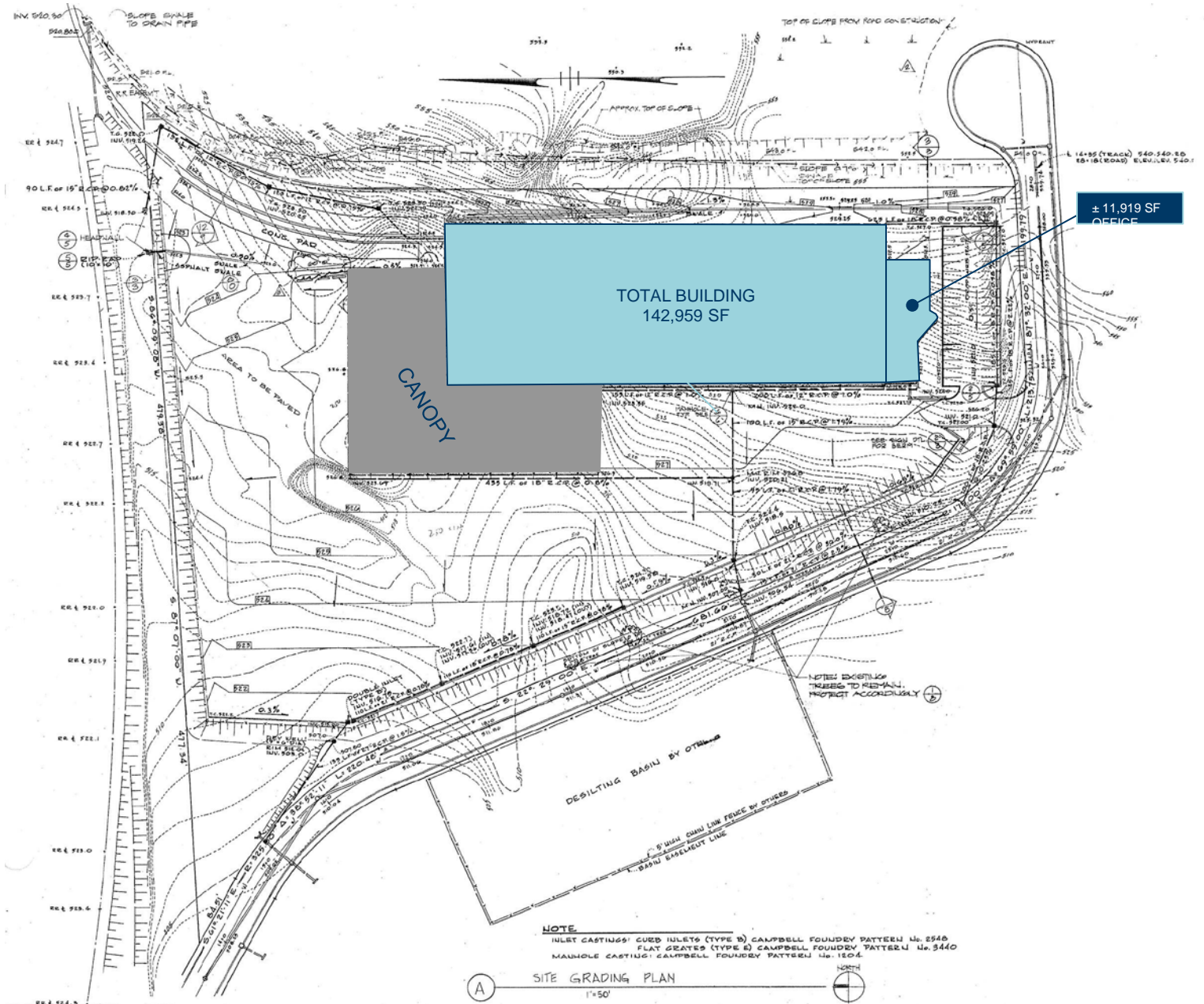
Floor Plans | 1st Floor Office



Floor Plans | 2nd Floor Office



Grading Plan



Photos

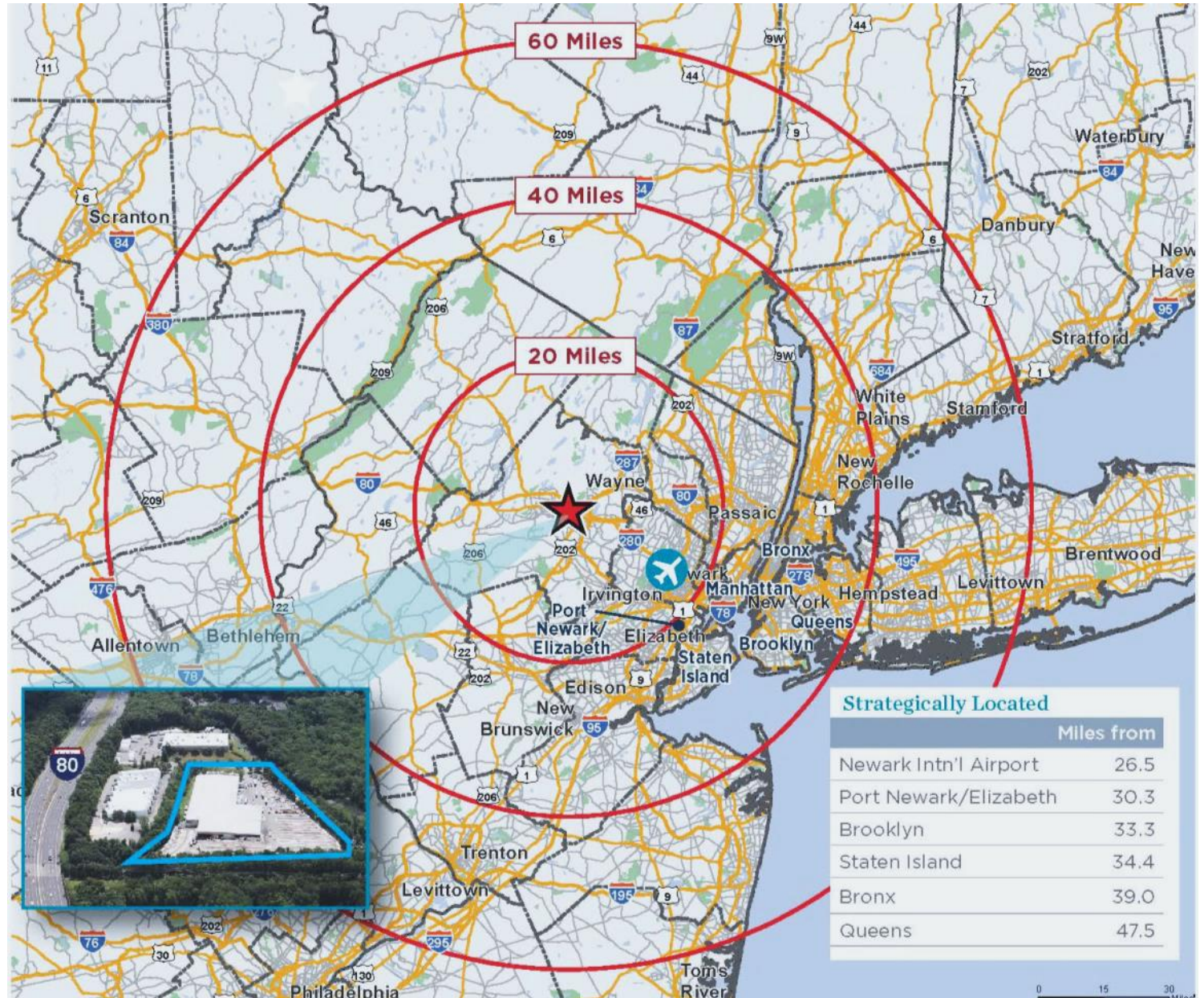




Location



Location Map



Aerials





CUSHMAN &
WAKEFIELD

About Morris County

About Morris County

Historic Morris County

Rich in historic lore and tradition, Morris County was created by an Act of the State Legislature on March 15, 1738/39 separating it from Hunterdon County, one of the state's largest counties of the period. Named after Colonel Lewis Morris, then Governor of the Province of New Jersey, it originally included what are now the counties of Morris, Sussex and Warren.

The county, first penetrated by the white man in 1700, today combines natural beauty and pleasant suburban living with proximity to metropolitan surroundings. Its rolling landscape is dotted with lakes and rivers which form most of its boundaries with the adjacent counties of Essex, Union, Somerset, Warren, Sussex and Passaic.

Since the turn of the century, the character of industry in Morris County has changed from iron mining to research, pharmaceuticals and light manufacturing. In the same period, the character of the land itself has changed from agricultural to residential. Beautiful homes and gardens predominate, both in housing developments, many of them located on the estates of former millionaires, to small country estates. New construction, both residential, commercial and industrial, is constant. There are large numbers of garden type apartments and condominiums, both in the towns and the countryside.

Morris County Today

Morris County is New Jersey's seventh largest county. Multi-million dollar shopping centers and highway merchandising malls have combined with construction of world headquarters of name brand firms, discount houses, chain stores and food markets.

New Jersey Transit, the former Erie Lackawanna Railroad, serves thousands of county commuters daily.

Transportation

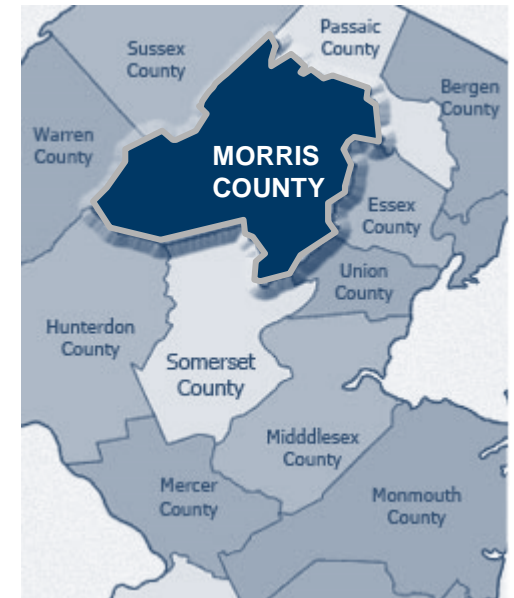
In addition, the Central Railroad of New Jersey, the Morristown & Erie Railroad and the New York, Susquehanna & Western Railroad cross the county. Bus service links the 39 municipalities to the metropolitan region. Two airports are located within Morris County. The county is bisected by a fine network of approximately 2,000 miles of federal interstate freeways, and state, county and municipal roads.

Live and Work Climate

The area work force exceeds 240,000. More than 50,000 are employed within the county at world headquarters and numerous research centers, and laboratories. The Morris County Chamber of Commerce reports there are 1,139 non-retail employers in the county with 10 or more employees.

Morris County is the home of three universities, a two-year County College, and a County Vocational Technical School. One of every four high school graduates in Morris County attend the County College of Morris which reports a capacity attendance both for full-time and part-time courses. The high registration reflects the fine academic standings of the college, the wide appeal of its varied curriculum, and the relative cost-value of its programs in comparison to other institutions.

The Morris County Vocational-Technical School in Denville provides programs that will offer students the opportunity to acquire knowledge, skills and insight which will enable them to make appropriate choices in regard to their future, and to develop personal and professional options for an evolving technical society. Museums and cultural facilities abound in Morris County to augment those in the nearby metropolitan area.



Morris County, among the fastest growing counties in the New Jersey, New York, Connecticut metropolitan region, nestles amid rolling hills, broad valleys and glittering lakes approximately 30 miles northwest of New York City.

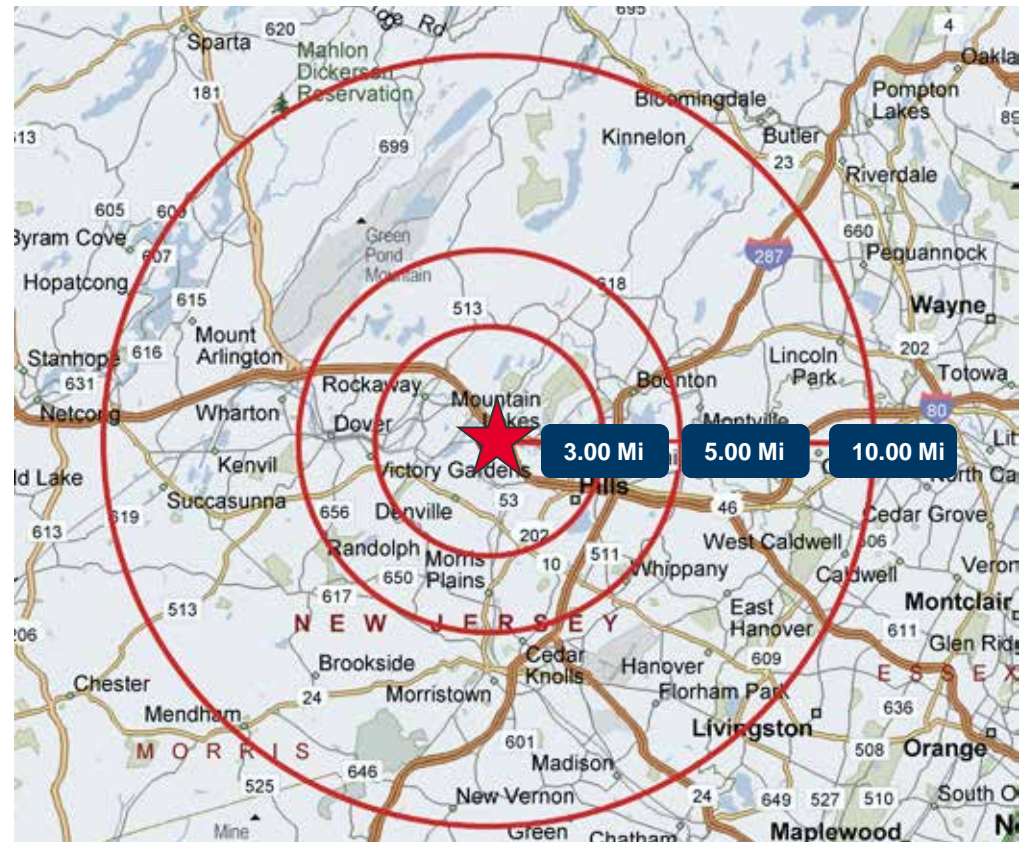


Demographics



Demographics

	3 Mile	5 Mile	10 Mile
Population (2016)	17,694	77,825	262,385
Projected Population (2021)	18,000	79,075	266,399
Estimated Households (2016)	6,551	28,994	95,812
Projected Households (2021)	6,652	29,416	97,194
Estimated Avg. Household Income (2016)	\$127,913	\$128,160	\$132,741
Projected Avg. Household Income (2021)	\$139,364	\$139,367	\$144,086
Traffic Count	163,780 (I-80 @ Fox Hill Road)		





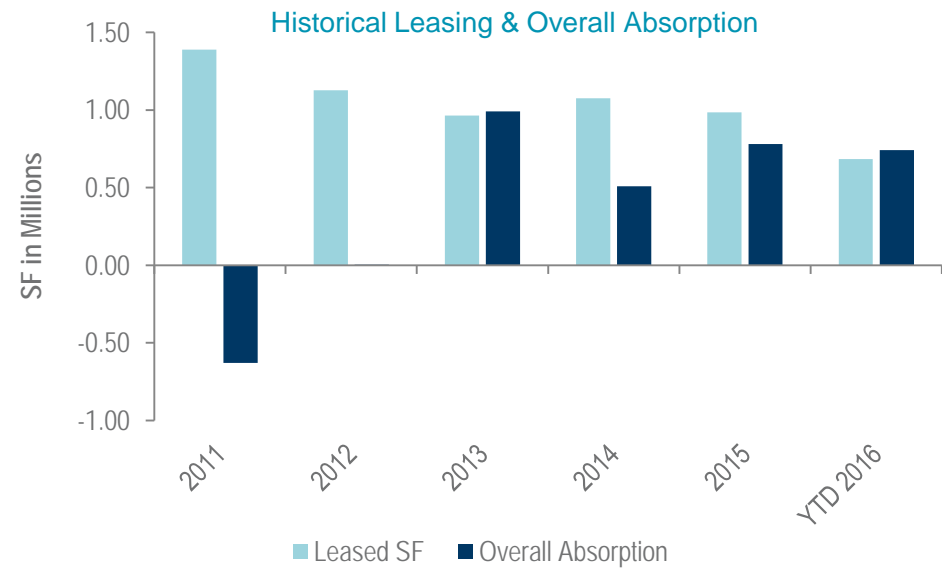
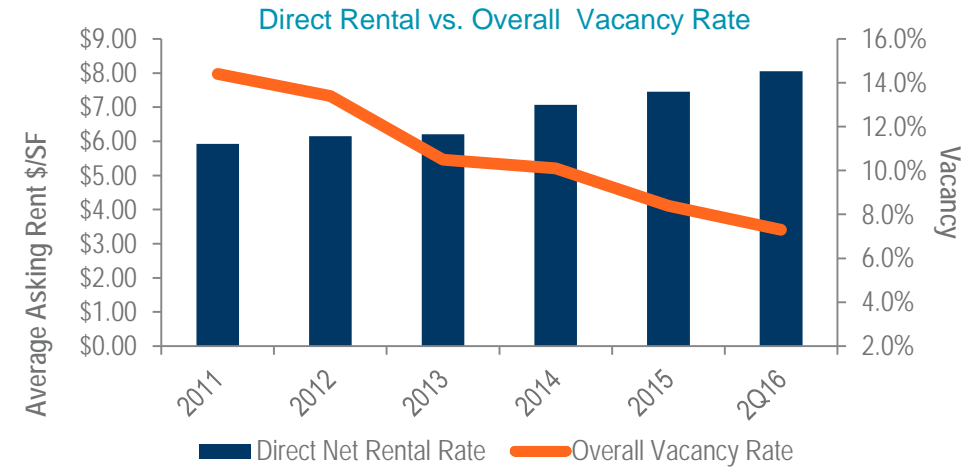
Morris County Industrial Market



The Morris County Industrial Market

MARKET HIGHLIGHTS

Direct Weighted Average Triple Net Asking Rental Rate	\$8.05
Warehouse/Distribution	\$6.83
High Technology	\$9.89
Manufacturing	\$7.14
Inventory	43,334,269
Overall Available Space	3,161,727
Overall Vacancy Rate	7.3%
YTD Leasing Activity	808,665
YTD Overall Absorption	615,169



cushmanwakefield.com

Offered Exclusively By:

Charles Fern
Executive Managing Director
T +1 732 243 3101

Matthew Marshall
Managing Director
T +1 610 729 3010

Jason Barton
Vice President
T + 1 732 243 3014

Jeffrey Williams
Managing Director
T + +1 610 729 3009

CUSHMAN & WAKEFIELD COPYRIGHT 2016. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS 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 SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.