

# AVAILABLE FOR LEASE



## 1 Matrix Drive

MONROE TOWNSHIP | NEW JERSEY

NJ TURNPIKE EXIT 8A

### Property Details

AVAILABLE SIZE:	259,369 SF; Office to Suit Divides as small as 83,479 SF
CEILING HEIGHT:	32'
LOADING:	26 Loading Docks 2 Drive-Ins
PARKING:	167 Total, Expandable
LAND AREA:	17 Acres
POWER:	1200 Amps, 277/480 Volt
COLUMN SPACING:	40' x 50'
SPRINKLER:	ESFR
COMMENTS:	Located at Interchange 8A of the New Jersey Turnpike



EXCLUSIVE AGENT

**COLLIERS**  
HOUSTON & CO.

For further information or to arrange an inspection, please contact:

**Michael G. Markey**  
Senior Vice President  
732.271.6300  
mmarkey@colliershouston.com

**Jonathan B. Tesser, SIOR**  
Senior Vice President  
732.271.6301  
jtesser@colliershouston.com

**Adam D. Citron**  
Senior Associate  
732.271.6305  
acitron@colliershouston.com

**Chad Hillyer**  
Associate  
732.271.6317  
chillyer@colliershouston.com

200 Cottontail Lane | Somerset, NJ 08873 | T: 732.868.5111 | F: 732.868.8055 | [www.colliershouston.com](http://www.colliershouston.com)

Information subject to error, omission or withdrawal without notice. Colliers International is a worldwide affiliation of independently owned and operated companies.