



Sudler's Lakewood Spec Building Success Leads to Plans for Another Building in 2016

Less than one year after Sudler completed new construction of the 140,000-square-foot industrial building at 1001 New Hampshire Avenue in Lakewood, the building is already more than 85 percent leased to companies that are using the space for commercial and corporate distribution purposes.

"We knew that this building would lease quickly, but we were pleasantly surprised when we leased 30,000 square feet to SkyZone before we were complete," Peter Sudler, president and CEO of The Sudler Companies, said of SkyZone Trampoline Park that Sudler worked with to create a climate-controlled facility, featuring 32-foot-high ceilings.

Sudler's other tenants include Perma Pure, a global leader of gas conditioning solutions for medical, scientific, and environmental monitoring applications, which needed 34,700 square feet for its New Jersey headquarters. It also leased 28,000 square feet of shell warehouse space for a refrigerated warehouse and distribution center with loading docks to Trinity Seafood aka Buckhead Beef; and worked with Blackman Plumbing, which found its 28,000-square-foot space to be the perfect size and location for relocating and expanding its central New Jersey customized showroom of bathrooms and kitchens fixtures that consumers, contractors and interior decorators will often visit.

Sudler's success in the region can be linked to its central location in Lakewood as well as its location in an Urban Enterprise Zone. "We're providing modern, efficient warehouse space with easy access to air and water ports via the nearby N.J. Turnpike," continues Sudler. "We're attracting businesses that want to stay and expand in New Jersey as well as from other states."

The success of this project has prompted Sudler to announce that it will soon start site work for another spec project, a 70,000-square-foot warehouse at 1205 Paco Way, which is already attracting interest before shovels have broken the ground for it.



According to a recent report, leasing throughout New Jersey in the first quarter of 2015 was robust, with Central N.J.'s vacancy rate of 6.9 percent even lower than North Jersey's vacancy rate of 7.3 percent.

Sudler has been developing in Lakewood since the 1960s, featuring its Corporate Park Lakewood, a 1,200,000-square-foot property that has been 98 percent leased since January 2014.

1001 New Hampshire Avenue is situated conveniently off the newly designed and completed Exit 88/89 Interchange of the Garden State Parkway, offering high visibility at the corner of Oak and New Hampshire with close proximity to the shore region. It is also considered a great location for companies needing to be near major road ways for business in the Philadelphia area or ports in Elizabeth and Newark, and Newark Airport.

1001 New Hampshire was constructed with state-of-the-art Tilt Up Construction panels and offers 32-foot clear ceilings, multiple loading docks that are tailboard or drive-in, and an ESFR sprinkler system, among other energy efficient features.

For more information about leasing in Lakewood or one of Sudler's additional industrial parks, call 973.257.0700 or visit www.sudlerco.com. The Sudler Companies, 245 Green Village Road, Chatham, NJ 07928.

About Sudler Real Estate

Sudler Real Estate is a family-owned business now in its third generation. Thriving on hard work, it grew into one of New Jersey's most respected real estate firms. Sudler takes a conservative approach to real estate development, construction and management, emphasizing thoroughly researched site selection, functional design and solid construction. Since 1907, Sudler has kept pace with the shifting needs of the corporate real estate industry, favoring solid long-term investments to high-risk ventures for fast returns. Specializing in turn-key projects for major corporate clients, it offers buildings with trouble free, low maintenance features and first-class materials in prime locations.

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