

# It's all about "Space"!

There is greater "Value" in taller space.

Additional height is more valuable than additional Square Feet.

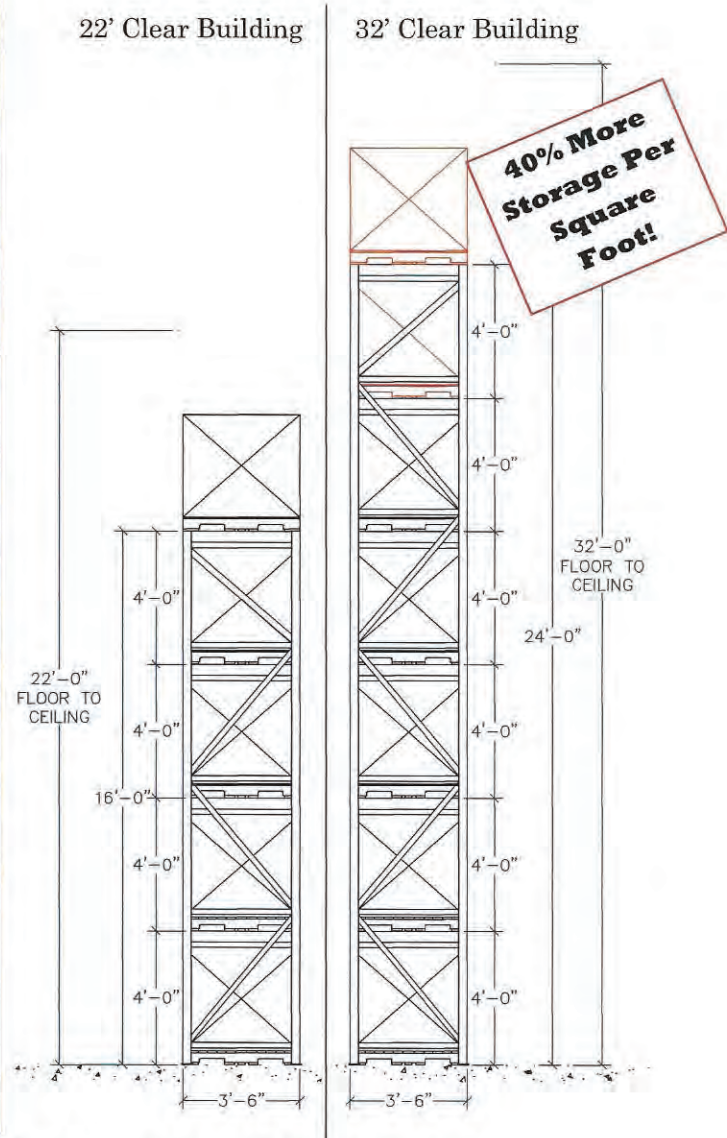
When you are leasing warehouse or flex space, the "bottom line" is the value of the space and how much you need. But not all space is the same. The available height in the space has a huge impact on your storage capacity. In other words—"Tall is Good!"

Quality Priced Right creates Value far greater than low cost. 8A Corporate Centre buildings are quality space that create greater value than what is available elsewhere in the market. Our attention to detail, taller space, better insulation, clean design, modern layout, better construction, all contribute to the greater value of our space.

One important feature is our taller buildings. A taller building adds value by increasing the storage capacity of the area. The premium for that added capacity is far less than the cost of additional square feet of space.

A common belief is that the cost of the equipment necessary to reach taller spaces is more expensive, thus rendering the extra height cost-prohibitive. However, any storage facility is going to need a forklift. The additional cost for a forklift that can reach the additional 8 feet is about \$1,000, a mere few dollars per month over the life of the unit. Another belief is that the racks themselves will cost more. In fact, the total steel needed for a 30'+ clear storage is less than the equal capacity at 24' clear.

A bonus of taller operations is that they are more labor efficient. The smaller footprint decreases travel distance between racks. With less floor to walk, there is more time to manage the product.



Kerzner's 32' clear space give you the economic advantage.  
Go up, not out, and improve your bottom line.

**KERZNER**  
**ASSOCIATES**  
DEVELOPERS

8A Corporate Centre — NJ Turnpike Exit 8A — Cranbury, NJ

Call Kerzner Associates for the "Space" Advantage at (609) 655-3100





## “Taller” space gives your imagination room to play and create showrooms & offices that impress

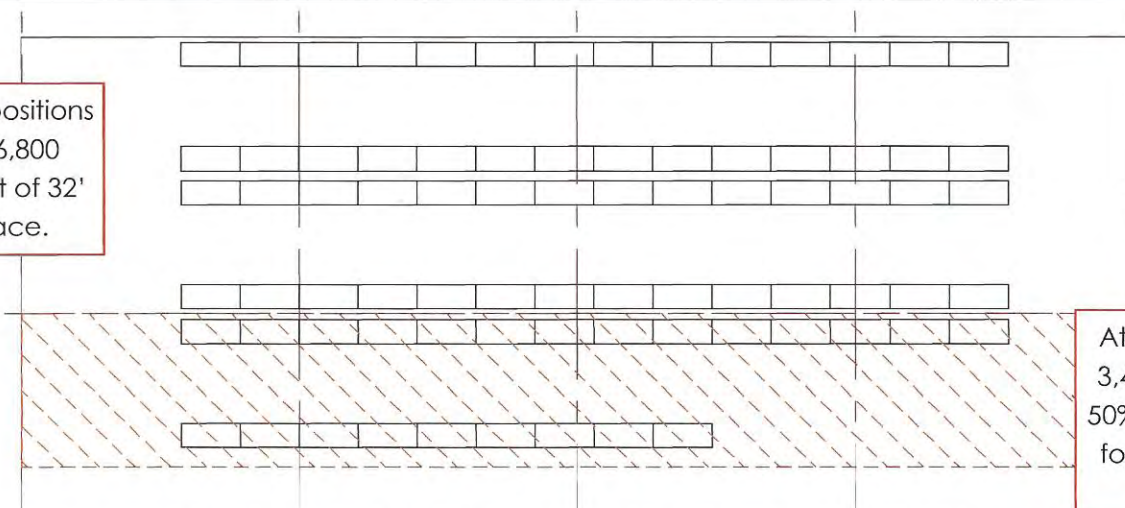
Marvin Window’s Showroom at the 8A Corporate Centre highlights your ability to utilize taller spaces. Marvin built the entire front facade of a two-story home to highlight their beautiful windows and doors. They have also incorporated education and conference rooms into the showpiece to use for training classes. By thinking outside the box and stretching the racks to 30 feet, the possibilities for storage, displays, and usage far exceeds that of an average facility. With 30 feet of height, you could house a scale model of the Sears Tower made of Jenga blocks. The only limitation is your imagination.



A wonderful bonus to a tall building is energy-efficiency. Green is good! Reduced square footage uses less power for light, and the same smaller footprint lowers the cost of heating and air conditioning. Comparatively, the taller building uses roughly 16% less energy than a lower building with the same capacity. The height improves air movement when using proper ventilation. The end result is increased product on the racks and decreased energy bills, which is a win-win for everyone.

**“Taller” is a “Green” economic advantage.**

784 pallet positions fit in this 6,800 square feet of 32' high space.



At 22' feet another 3,400 square feet—50% more, is needed for the same pallet capacity!

Pump your top line with a showroom that sells and storage that delivers bottom line profits!

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