

FOR SALE OR LEASE

520 JERSEY AVENUE

New Brunswick, New Jersey 08901

67,200 SQUARE FOOT WAREHOUSE



PROPERTY FEATURES

- + Brand new building
- + Tilt wall construction
- + Ideal for office, warehouse, lab and manufacturing uses
- + Great labor market
- + New Jersey Transit bus and rail access less than 5 minutes from property
- + Six minutes to Route 1, 15 minutes to Exit 9 of the New Jersey Turnpike and 35 minutes to the New Jersey Ports
- + Potential Economic Incentives
 - Urban Enterprise Zone - UEZ
 - Urban Hub Tax Credit Program - UTHTC
 - Qualified Opportunity Zone



CONTACT US

BEN SHAPIRO

Senior Vice President
+1 732 509 2824
ben.shapiro@cbre.com

Property Details

Brand New Building	+/- 67,200 Sq. Ft.
Office Area	3%
Building Size (Build-to-Suit)	+/- 67,200 Sq. Ft.
Lot Size	+/- 4.48 Acres
Year Built	2020
Ceiling Height	36'
Column Spacing	45' x 43' – 60' Speed Bay
Loading	8 TG – 1 DI
Power	1200 Amps
Heat	Gas
Car Parking	41
Trailer Parking	14-includes loading doors
Sprinklers	ESFR
Asking Sale Price	\$185.00 P.S.F.
Asking Lease Price	\$9.25 NNN
Real Estate Taxes & CAM PSF (Est.)	TBD

www.cbre.us/520jerseyavenue

CBRE

FOR SALE OR LEASE 520 JERSEY AVENUE

New Brunswick, NJ 08901



@ 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.us/520jerseyavenue

CBRE

FOR SALE OR LEASE 520 JERSEY AVENUE

New Brunswick, NJ 08901



CONTACT US

BEN SHAPIRO

Senior Vice President
+1 732 509 2824
ben.shapiro@cbre.com

@ 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.us/520jerseyavenue

CBRE