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

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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

CBRE

www.cbre.us/520jerseyavenue

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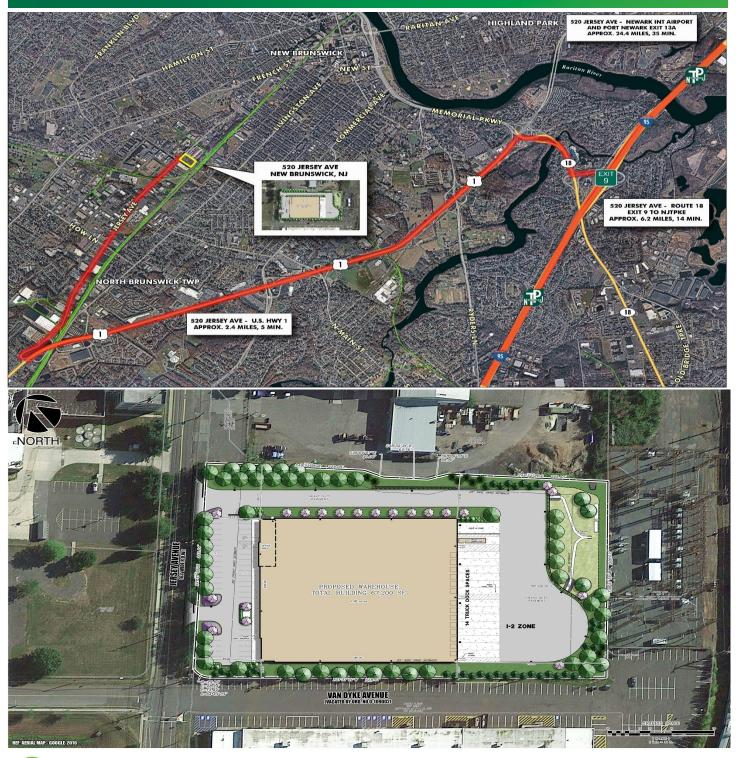
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