# 773 CRANBURY SOUTH RIVER ROAD South Brunswick, New Jersey





# PRIME INDUSTRIAL SPACE AVAILABLE IN DESIRABLE LOCATION

# **FOR LEASE:**

Modern cross-dock end unit with 49 dedicated trailer spaces



# **BUILDING SPECIFICATIONS / FEATURES**

Available Square Footage: 207,021 SF

Office Area: 3,500 SF

Shipping Office: 300 SF

Dock Doors: 34 positions

Drive-In: 1 door

• Trailer Parking: 49 spaces

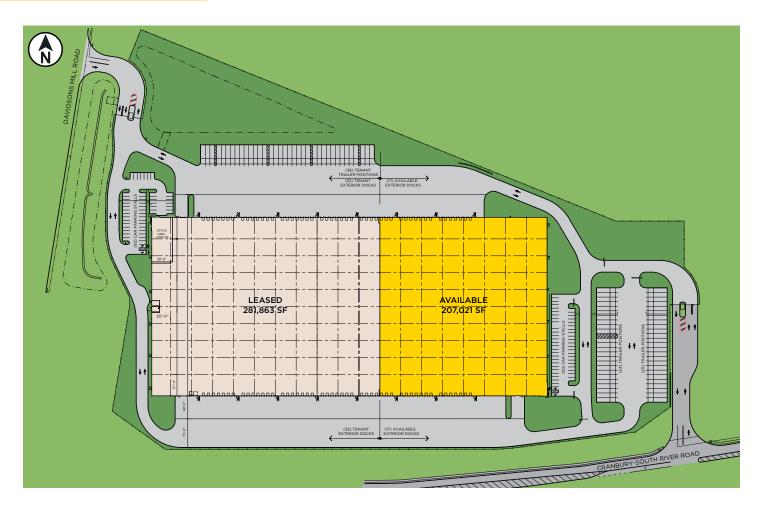
Car Parking: 50 spaces

Ceiling Height: 36' clear

• Building Dimensions: 440' x 470'

Sprinklers: ESFR

# **SITE MAP**

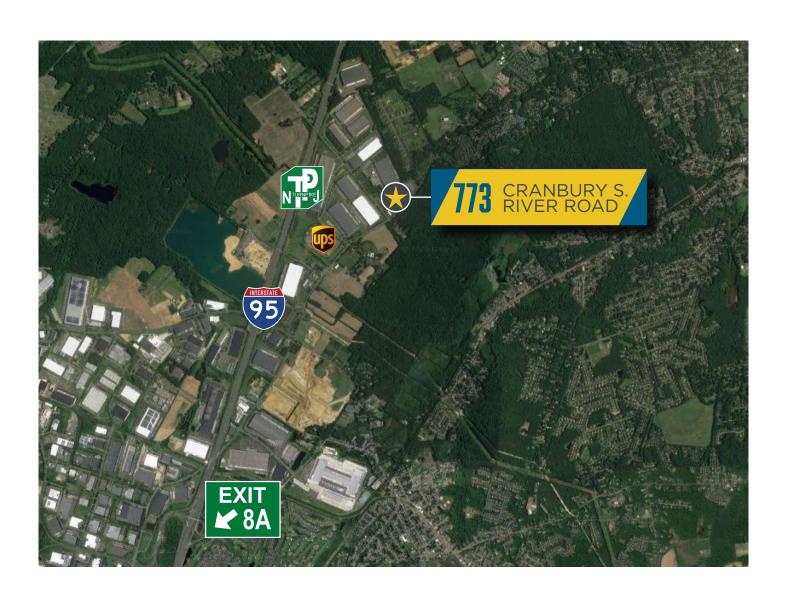






# **LOCATION HIGHLIGHTS**

- · Located in the highly desirable Exit 8A submarket
- Next door to UPS Cranbury Hub
- Sits at Davidson's Mill Road and Cranbury South River Road in S. Brunswick at Exit 8A of NJ Turnpike/I-95, midway between NYC and Philadelphia
- Low taxes and abundant labor



# **CRANBURY SOUTH RIVER ROAD**

South Brunswick, New Jersey





## **ABOUT DUKE REALTY**

Duke Realty is the leading pure-play, domestic-only logistics REIT (real estate investment trust) in the United States. Founded in 1972, Duke Realty specializes



in the ownership, management, development and construction of state-of-the-art warehouse/distribution properties in the country's top-tier distribution markets. Duke Realty is publicly traded on the NYSE under the symbol DRE and is a member of the S&P 500.

For more information, please contact:

## MICHAEL KIMMEL

Senior Director +1 410 241 1815 michael.kimmel@cushwake.com

### BEN ROSEN

VP, Development & Leasing +1 201 551 6444 ben.rosen@dukerealty.com

### **ANDREW SIEMSEN**

Executive Managing Director +1 732 452 6165 andrew.siemsen@cushwake.com

## **CAIT ENGLISH**

Leasing Representative +1 201 551 6424 caitlin.english@dukerealty.com



99 Wood Avenue South, 8th Floor Iselin, NJ 08830 T + 1732 623 4700

cushmanwakefield.com

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.