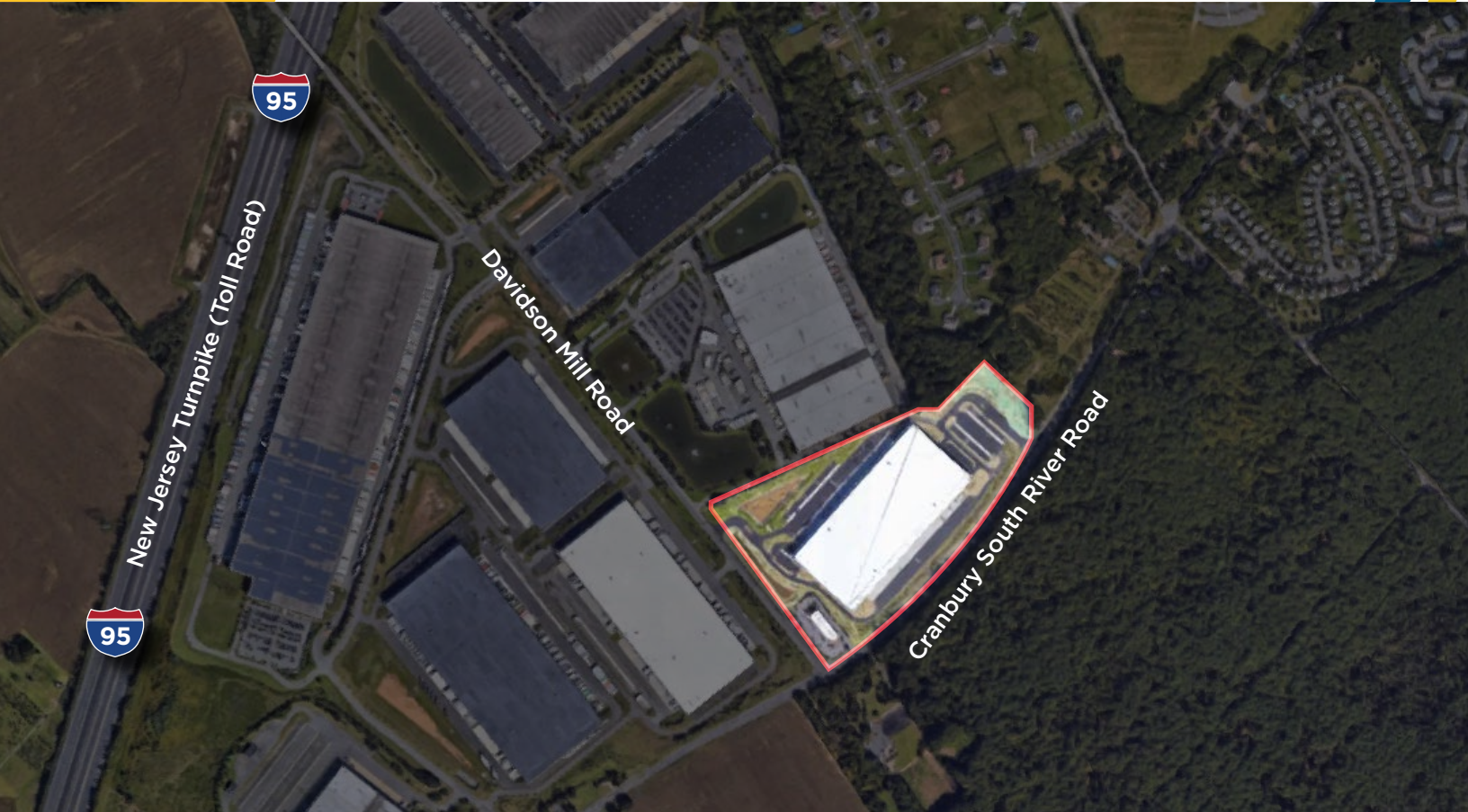


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CRANBURY SOUTH RIVER ROAD

South Brunswick, New Jersey



PRIME INDUSTRIAL SPACE AVAILABLE IN DESIRABLE LOCATION

FOR LEASE:

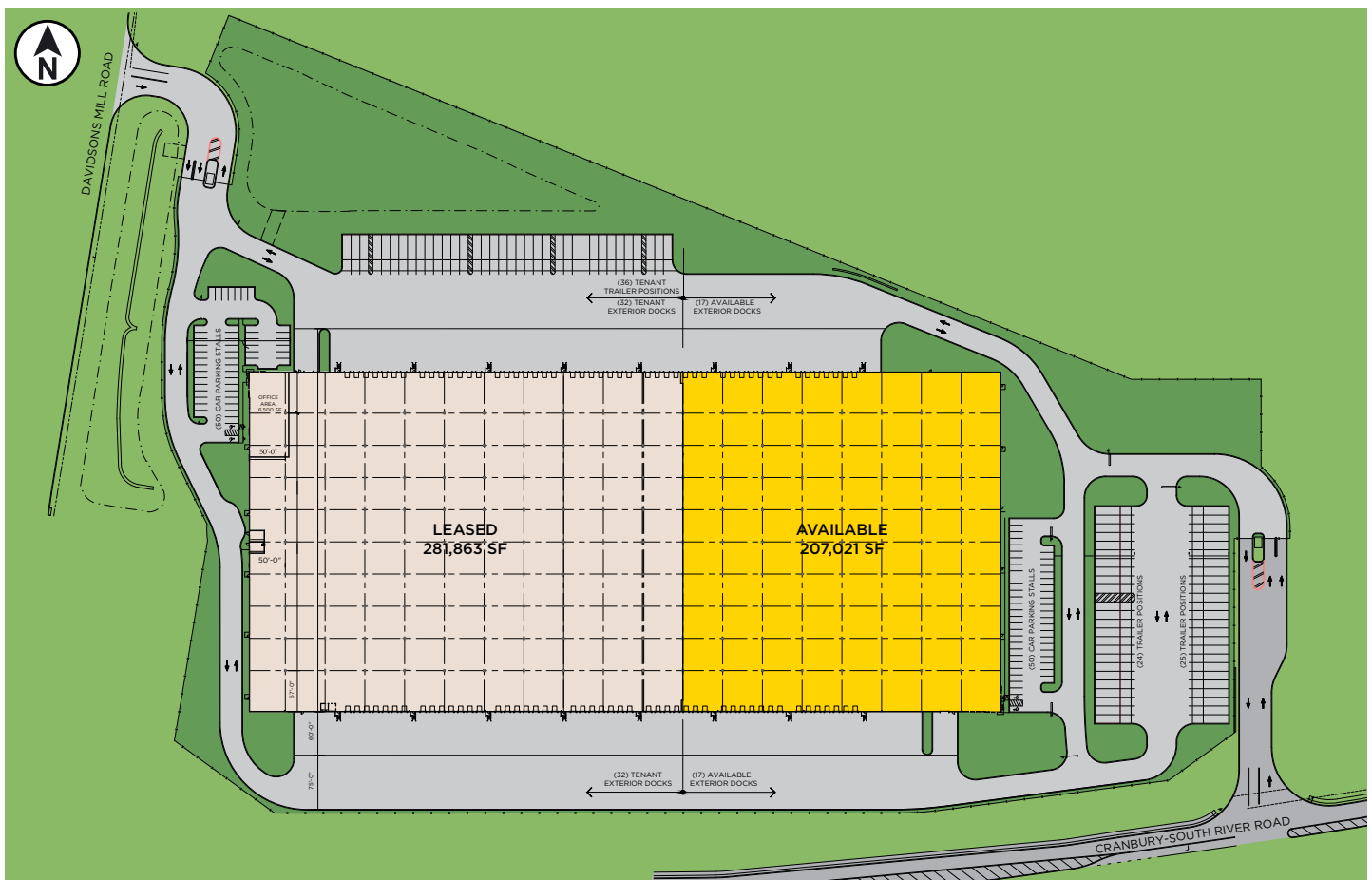
Modern cross-dock end unit with 49 dedicated trailer spaces



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



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REGIONAL MAP



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.



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