

20 Duke Road

PISCATAWAY | NEW JERSEY

Available Immediately For Sale or Lease
+/- 203, 674 S.F. Industrial Facility





PROPERTY HIGHLIGHTS

20 Duke Road
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HEAVY FLOOR LOADS

RAIL SERVICE

382 lineal feet of internal rail
263,000 lbs. rail capacity

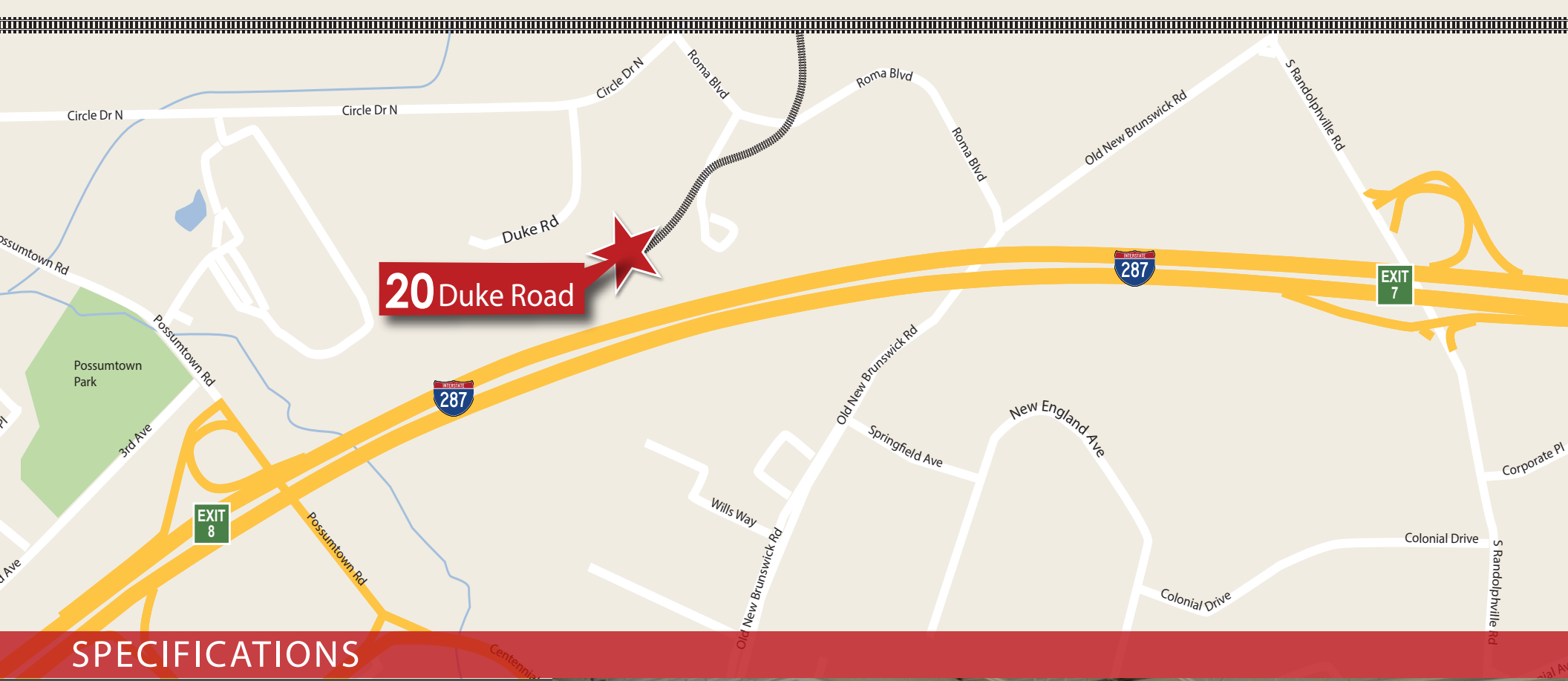
HEAVY POWER

(2) 13,500 amp services
@ 480V

- ▶ Clean repositioned asset
- ▶ Ideal manufacturing facility or commodity distribution
- ▶ Loading on 3 sides of the building

- ▶ New mechanicals throughout the facility
- ▶ Upgraded lighting
- ▶ I-287 frontage

- ▶ Abundant car and trailer parking
- ▶ Corporate park setting



SPECIFICATIONS

Available space: +/- 203,674 S.F. warehouse

Office space: To suit

Dock doors: 28 (Expandable)

Drive-in doors: 1

Ceiling heights: 28' - 37' clear

Car parking: 119 spaces (Expandable)

Trailer parking: 90 spaces

Power: Heavy power, (2) 13,500 amp services @ 480V

Sprinkler: Wet





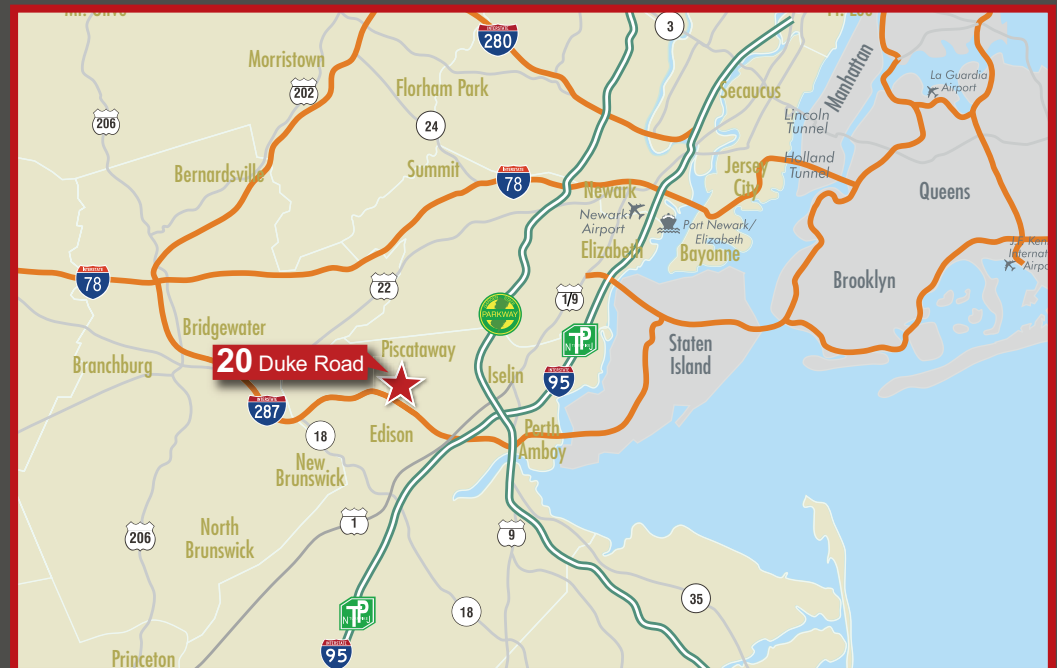
LOCATION

The property is ideally situated between exits 7 and 8 on Interstate 287 east of the Piscataway weigh station. 20 Duke is located within proximate distance to Exit 10 of the New Jersey Turnpike, the Garden State Parkway and provides users with excellent access to New York City and the Tri-State region.

+/- 28 miles to Newark Liberty International Airport

+/- 31 miles to Port Newark/Elizabeth

+/- 41 miles to Midtown Manhattan



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DUKE ROAD

FREEMAN DRIVE

+/- 15.48 acre site

+/- 203,674 S.F.
Warehouse Space



SITE PLAN



Penwood Real Estate Investment Management LLC has recently completed a full building renovation of the 20 Duke Road facility in Piscataway, New Jersey. The property is a corporate industrial facility ideal for manufacturing or distribution purposes. The strategic location fronting Interstate 287 (between Exits 7 and 8) provides convenient access to an abundant labor pool and transportation.

As the building was originally designed as a printing operation for a regional newspaper the site offers a rail service with heavy power and heavy floor loads. This unique opportunity for sale or lease is an ideal location for a Headquarters facility in the Northern New Jersey marketplace.



For more information, please contact:

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