



## Industrial Space Available For Sale or Lease

17 Imclone Drive, Branchburg, New Jersey



### Location

- Direct access to NJ Route 202
- 7 minutes from Route 206
- 8 minutes from Route 22
- 9 minutes from I 287
- Close to area amenities including Bridgewater Commons

### Facility

- 55,233 SF total building size
- 25,600 SF available
- 2,435 SF office
- 22' clear ceiling height
- 30 car parking spaces
- 2 loading docks
- Fully air conditioned building
- ESFR system

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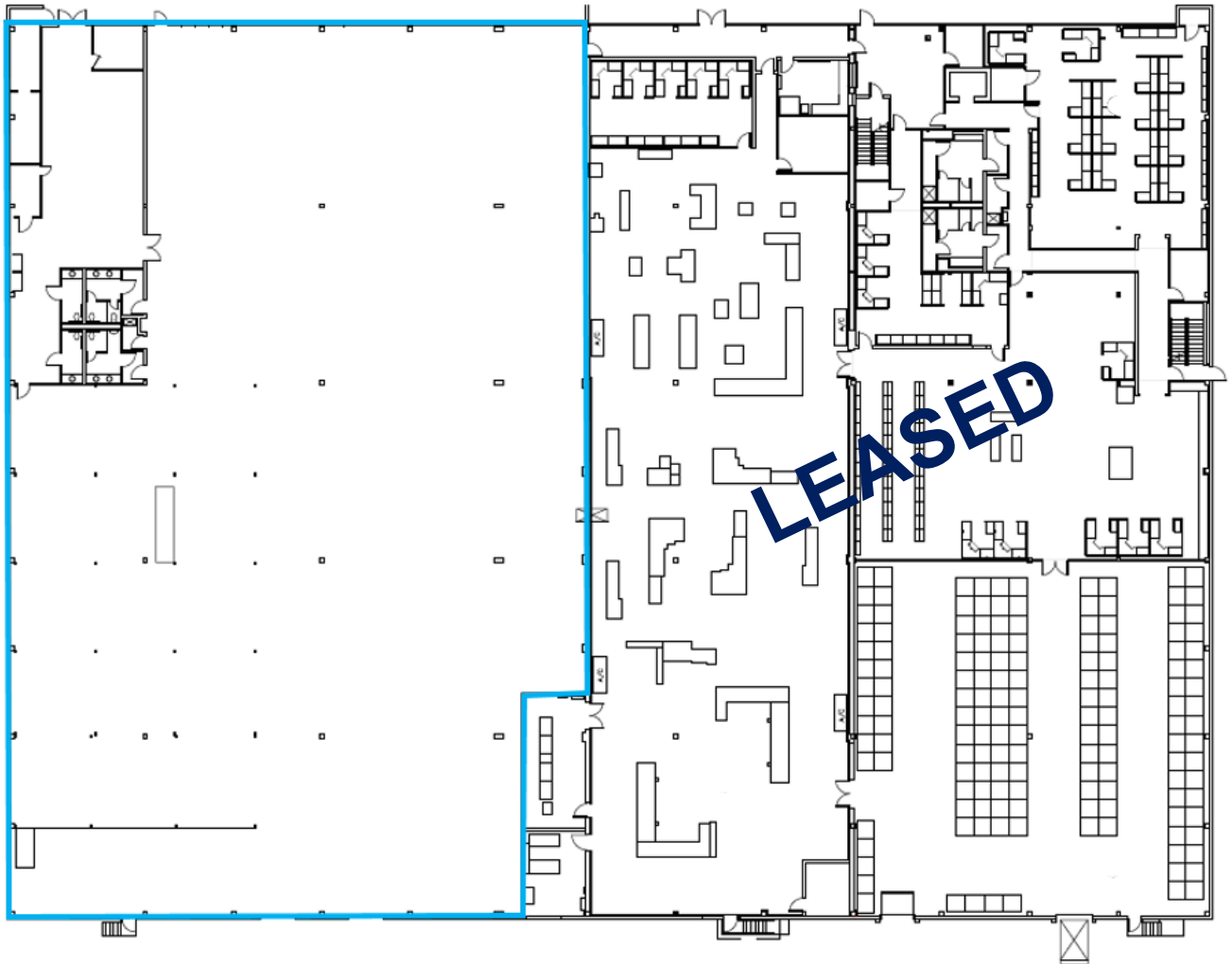
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