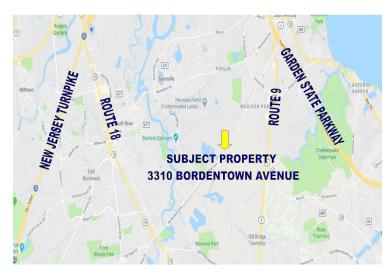


NEW CONSTRUCTION FLEX BUILDING AVAILABLE FOR SALE

- Asking Price \$1,350,000
- New Construction
- ◆ Tilt-up Concrete
- 7,500 SF Over Two Floors
- Situated on 3.96 Acres
- ◆ 18' 8" Clear 1st Floor Warehouse
- 3 Grade Level Drive-In Bays
- 11 Trailer Parking Spots
- 600 Amp/280 Volt Service
- ADA Compliant Elevator
- High Quality Construction

- Located in the heart of Middlesex County
- Just 2.5 miles from Route 9
- 2.75 Miles from Garden State Parkway
- 2.75 Miles from Route 18, East Brunswick



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:



Joe D'Agostino Cell: 732.690.6339 joe@lancebram.com

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