

FREESTANDING BUILDING SITS ON ±0.72 ACRE PARCEL

FOR SALE OR LEASE

100 PROSPECT STREET

METUCHEN, NJ 08840



PROPERTY SPECIFICATIONS

- Approx. +/- 10,800 sq. ft.
- Approx. +/- 1,500 sq. ft. (office space)
- Asking Sale Price: \$1,650,000 (\$152.77 psf)
- Taxes: \$24,057
- Lease Price: \$12.50 psf
- Car Parking: 30+ spaces
- Ceiling Height: 18'
- Tailboard Doors: 1
- Drive-in Doors: 1
- Amps: 600@240 volts

FEATURES

- Has a fully fenced and secured yard area
- Yard area can be used for vehicle parking and material storage
- Less than one half mile from Route 287
- One mile to Route 1
- One and three quarter miles from Exit 10 of the NJ Turnpike

PLEASE CONTACT:

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BEN SHAPIRO

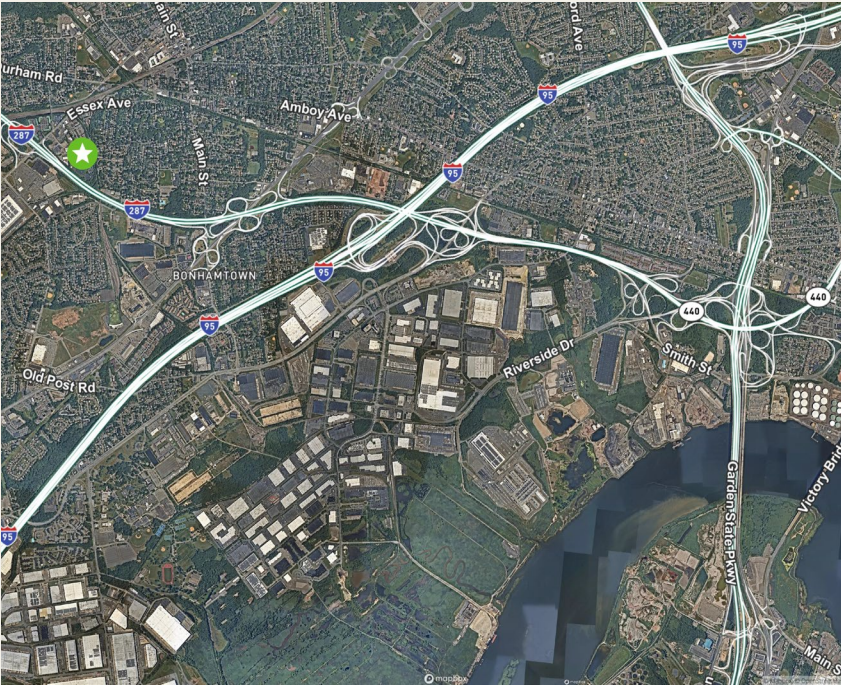
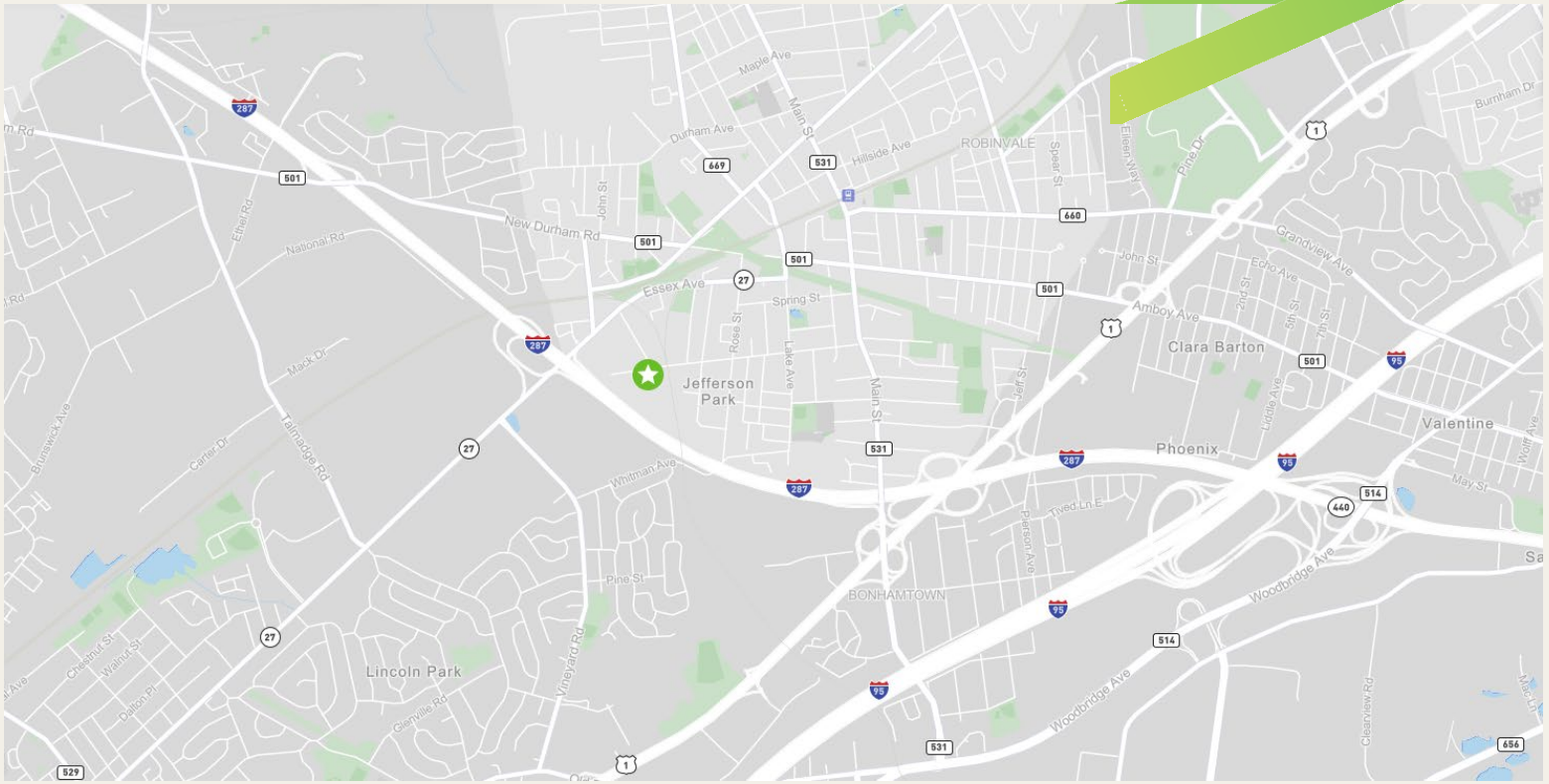
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The CBRE logo, consisting of the letters 'CBRE' in a bold, white, sans-serif font on a dark green background.



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