

FOR SALE

# 99 JERSEY AVENUE

New Brunswick, New Jersey 08901

**HISTORIC BUILDING AVAILABLE!**



## PROPERTY SPECIFICATIONS

### NEWLY RENOVATED OFFICE/WAREHOUSE!

#### SPECIFICATIONS

- + Approx. 98,623 sq. ft.
- Approx. 14,970 sq. ft. (brand-new office space)
- Approx. 10,122 sq. ft. (one-story, free-standing warehouse building)
- + Approx. 3,200 sq. ft. (storage building)
- + Acres: 4.61
- + Car parking: 247 spaces possible
- + Ceiling height: 12'-24'
- + Tailboard doors: 11
- + Drive-in doors: 4
- + Amps: 2,000

#### FEATURES

- + Renovated 2017
- + The entire site is fenced and secured
- + Ideal for office, warehouse or manufacturing uses
- + Less than one mile from city center and hospitals
- + NJ Transit bus and rail access within five minutes of the building
- + New Brunswick has one of the best labor markets in the state

#### INCENTIVES

- + Potential Economic Incentives
  - Urban Enterprise Zone - UEZ
  - Urban Hub Tax Credit Program - UTHTC
  - Qualified Opportunity Zone



## CONTACT US

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## FLOOR PLAN



## AERIAL MAPS



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