

# 13,800 SF For Sale | Divisible to 6,900 SF Units 46-48 Liberty Street, Metuchen, NJ

Rare Opportunity to Own a Small Industrial Building in the Thriving Exit 10 Submarket



For Additional Information Contact Exclusive Broker:

Jordan Metz, Senior Vice President | Cell 973.493.0385 | [jmetz3@me.com](mailto:jmetz3@me.com)

Eric Koons, Sales Associate | 908.410.7152 | [ekoons@bussel.com](mailto:ekoons@bussel.com)

Bussel Realty Corp. | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | [bussel.com](http://bussel.com)

The information herein has been obtained from sources deemed reliable but no guarantee of its accuracy is made by the Company. Subject to error, omission or withdrawal without notice.

# 46-48 Liberty Street, Metuchen, NJ

## Building Specifications

- Building Size: 13,800 SF
- Divisible: (2) 6,900 SF Units with Separate Office, Loading & Utilities
- Ceilings: Up to 15'
- Heating: Gas
- Power: 400 Amps
- Car Parking: 25 Spaces
- Zoned: Light Industrial

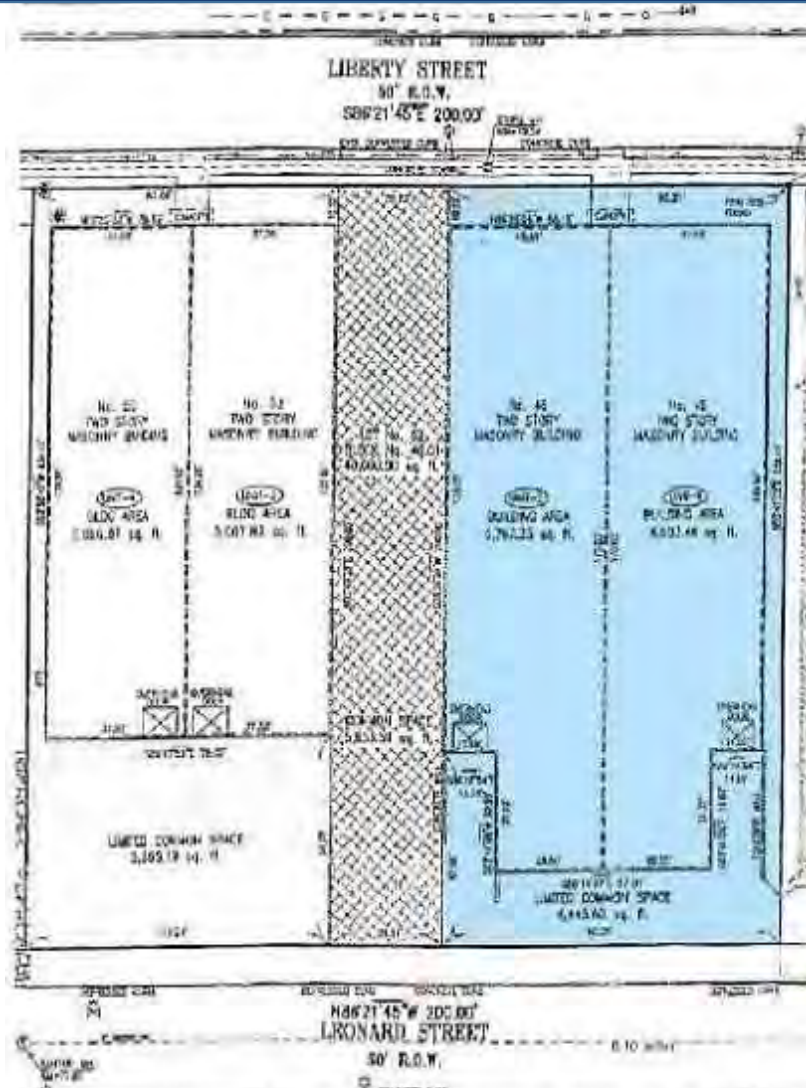


## Location

- Minutes to Metuchen Train Station with Local Bus Routes to/from Building
- Near Newly Developed Whole Foods & Other Stores
- Close to Routes 287/440 (Outerbridge Crossing), Routes 1 & 9, Garden State Parkway, Exit 10 of NJ Turnpike
- 28 Minutes to Newark Liberty International Airport

# 46-48 Liberty Street, Metuchen, NJ

## Site Plan





# 46-48 Liberty Street, Metuchen, NJ

## Location Map

