



311 &
315

HALF
ACRE
ROAD

cbre.us/halfacre

A two-building
campus in
Cranbury, NJ for
lease totaling
±950,265 sq. ft.



311

315

Total sq. ft.	±300,142	±650,123
Available sq. ft.	±300,142	±650,123
Office sq. ft.	±5,675 SF plus 2,150 SF shipping office	±6,500 plus 11,000 SF showroom, 5,000 SF warehouse office and 4,500 SF shipping office
Year Built	2004	2004, expanded in 2007
Ceiling Height	38' min.	38' min.
Loading	61 tailboard doors 2 drive-in doors	76 tailboard doors 2 drive-in doors
Parking	130 cars 16 trailers (expandable)	394 cars 61 trailers (expandable)
Bay Spacing	48' x 41'	56' x 50'
Sprinklers	ESFR	
Floors	6" reinforced—4,000 PSI	
Power	3,000 amps, 480/277 volt, 3 phase, 4-wire	
Warehouse Lighting	T-5 with motion sensors	



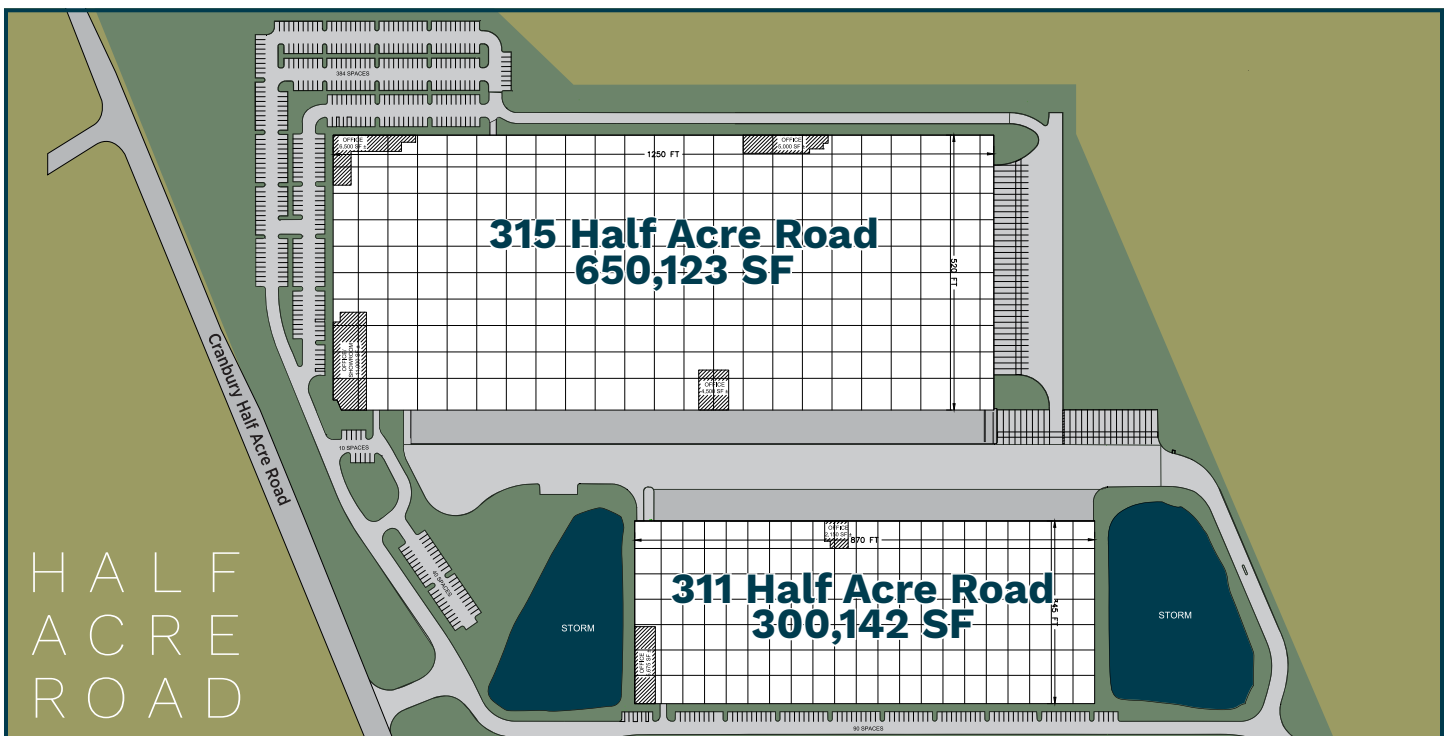
Excellent access
to **labor**



Foreign Trade Zone
designation available
[learn more here](#)



Prime **industrial**
market



2,011,574

Population

\$92,701

Avg. Household Income

1,080,992

Labor Force

\$372,230

Median Home Value

20 mi. radius | Powered by CBRE Labor Analytics

About 311 & 315 Half Acre Road

Duke Realty, along with exclusive listing agent CBRE, is pleased to present 311 & 315 Half Acre Road to the market. Formerly occupied by Crate and Barrel, the buildings are just minutes away from New Jersey Turnpike Exit 8A and will be ready for occupancy in March 2020.

Originally built in 2004—with an expansion on 315 Half Acre Road in 2007—the buildings offer a total of ±950,265 sq. ft. This breaks out as ±300,142 sq. ft. at 311 and ±650,123 sq. ft. at 315.

Located in a prime industrial market with access to an abundant labor force, the properties offer users a unique opportunity for a corporate headquarters or regional hub, and are ideal for warehouse, distribution and light manufacturing uses.

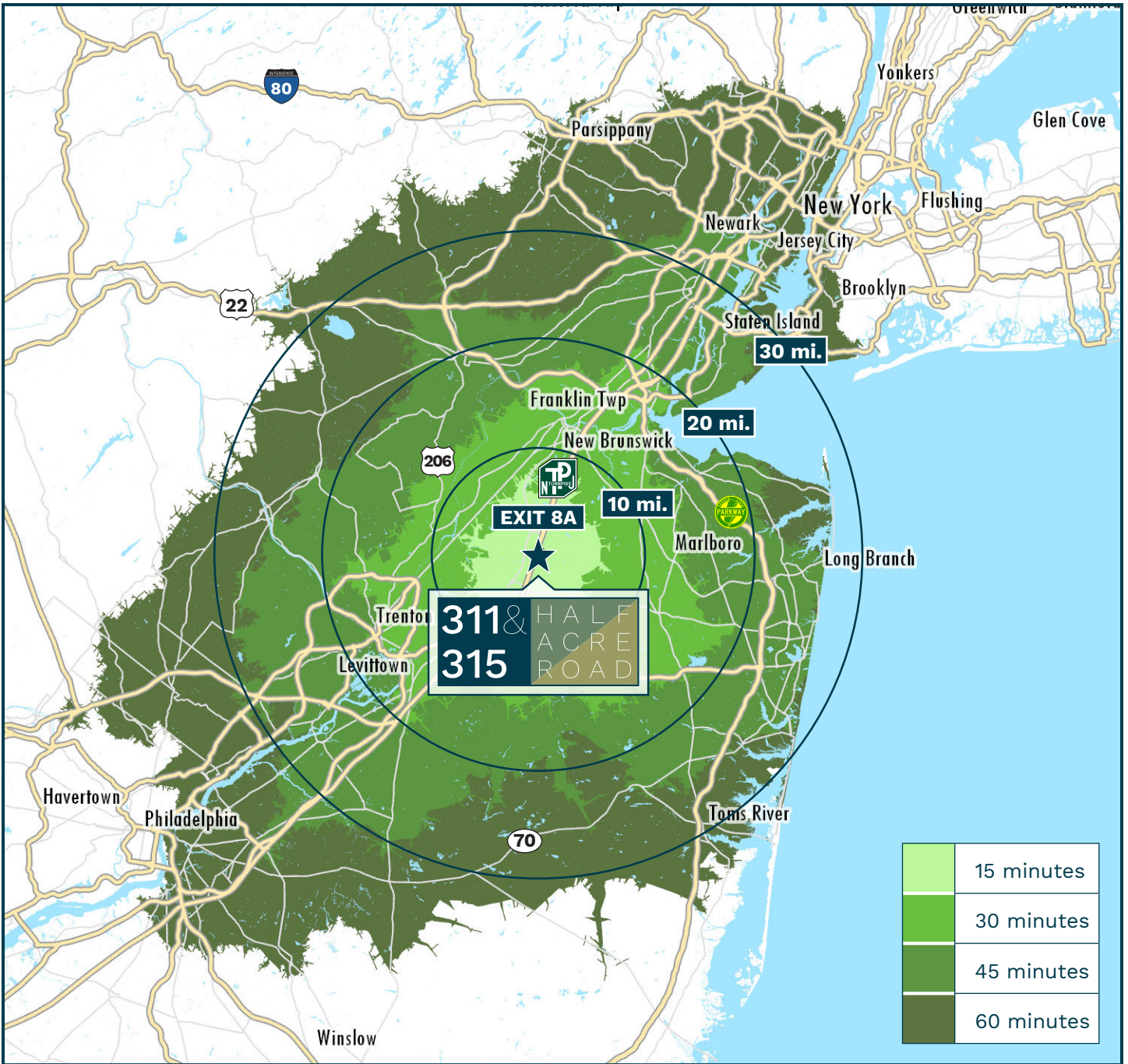
About Duke Realty

Duke Realty is a leader in logistics real estate. Since 1972, the company has set the standard for providing high-quality, productivity-enhancing industrial properties and today owns and manages best-in-class warehouse/distribution facilities in 20 major U.S. logistics markets. A trusted provider of real estate solutions, Duke Realty is publicly traded on the New York Stock Exchange (NYSE: DRE) and is a member of the S&P 500.



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