

# MEISTER AVENUE BRANCBURG, NEW JERSEY

*Route 22*

A development of:



BUILD-TO-SUIT  
AVAILABLE  
187,500 S.F. INDUSTRIAL BUILDING  
ON 18.4 ACRE SITE



# MEISTER AVENUE

BRANCHBURG, NEW JERSEY

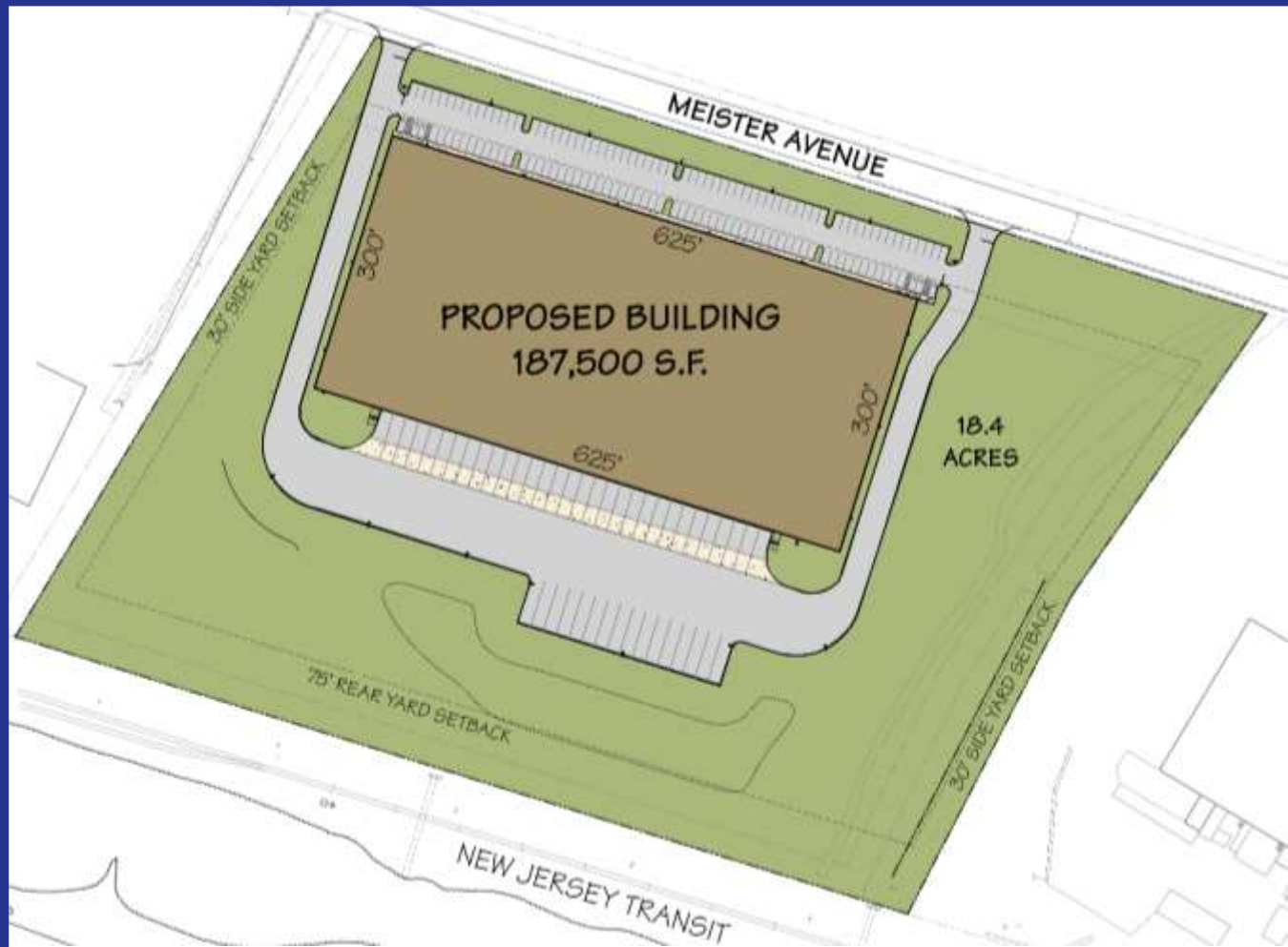
Route 22

## PROPERTY Highlights

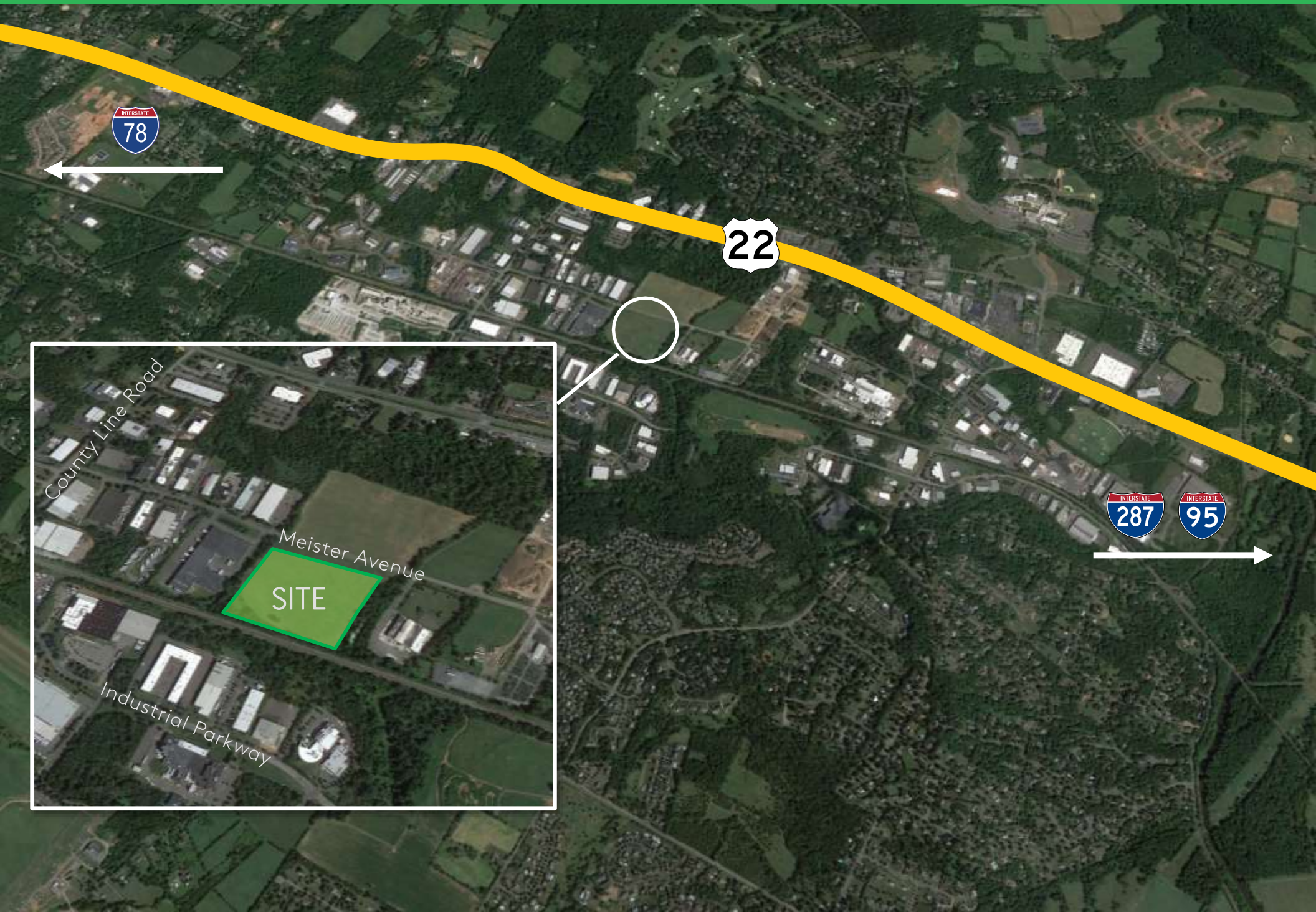
- Located off Route 22, approximately 45 miles west New York City
- Branchburg is the home of major corporations such as: Merck, Roche Molecular, LifeCell, AGFA and FedEx
- Low taxes, abundant labor and state-of-the-art facilities
- Great proximity to major highways, Branchburg NJ is a superior location
- Building delivery early 2018

## PROPERTY Features

Building size:	187,500 S.F.
Construction:	Precast construction
Lot size:	18.4 acre site
Building dimensions:	625' x 300'
Ceiling height:	36' clear
Sprinkler:	ESFR wet sprinkler
Power:	1,200 amp, 3 phase
Column spacing:	50' x 54'
Lighting:	T5 motion sensor
Heat:	Gas rooftop units
Loading:	31 fully equipped loading docks
Drive-in doors:	2 drive-in doors 10' x 14'
Car parking:	134 cars, possibly expandable
Trailer parking:	16 trailer spots
Offices:	2% or to suit
Building delivery:	10 months from executed agreement



# AERIAL Map



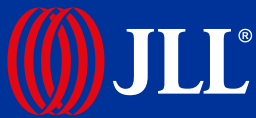
# CONTACT Us

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Exclusive agent:



A development of:



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# REGIONAL Map



## ABOUT J.G. PETRUCCI:

J.G. Petrucci Company Inc., located in Asbury, NJ and Bethlehem, PA, is a privately held development and design/build organization with 29 years of experience in the design, development, re-development and acquisition of commercial, industrial, educational, multi-family and healthcare-related properties. J.G. Petrucci Co., Inc. has completed over 450 design/build development projects totaling over 7 million square feet and currently owns and operates over 4 million square feet in its real estate portfolio.

J.G. Petrucci Co., Inc.'s one-stop, turnkey approach creates a smooth, seamless process for each and every client with an exceptional building delivered on time and on budget. The relentless focus on teamwork and total client satisfaction is a foundation on which J.G. Petrucci Co., Inc. is built upon.

As a recognized leader in both the New Jersey and Pennsylvania markets, J.G. Petrucci Co., Inc. is proud to maintain well-established relationships with its client and tenant roster including Merrill Lynch, Weyerhaeuser Co., Federal Express, Follett Corporation, Gargiulo Produce, St. Luke's University Health Network, Curtiss-Wright Corp., Flemington BMW, ICO Polymers, Cigars International, Synchronoss Technologies, Inc. and many others.

For additional information please visit: [www.jgpetrucci.com](http://www.jgpetrucci.com)