

FOR SALE OR LEASE

115,344 SF ON 7.94 ACRES

Free Standing | Single-User Facility | Racking Available

± .5 Mile from Exit 8A NJ Turnpike

43 STULTS ROAD

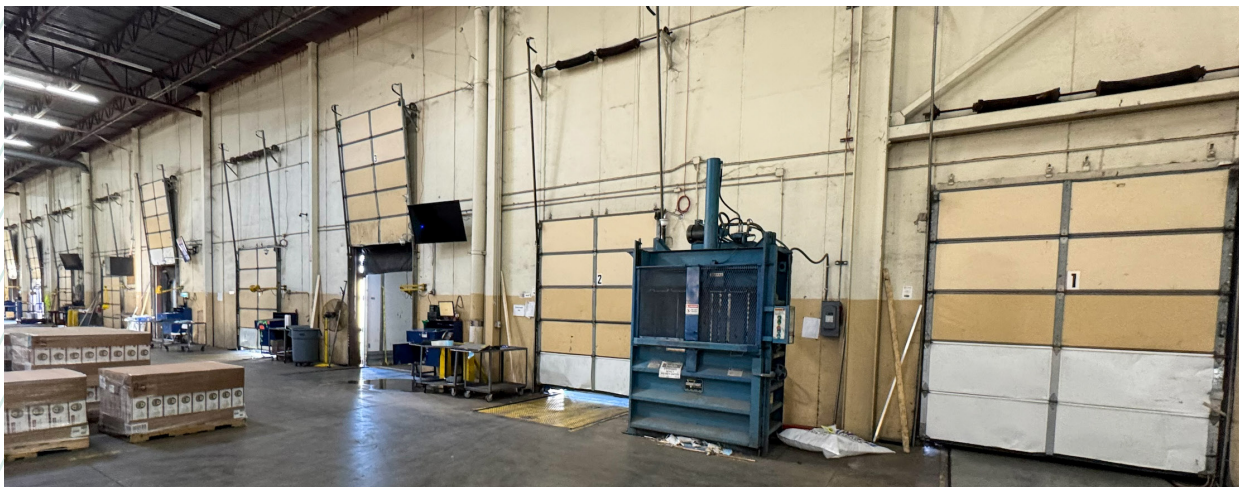
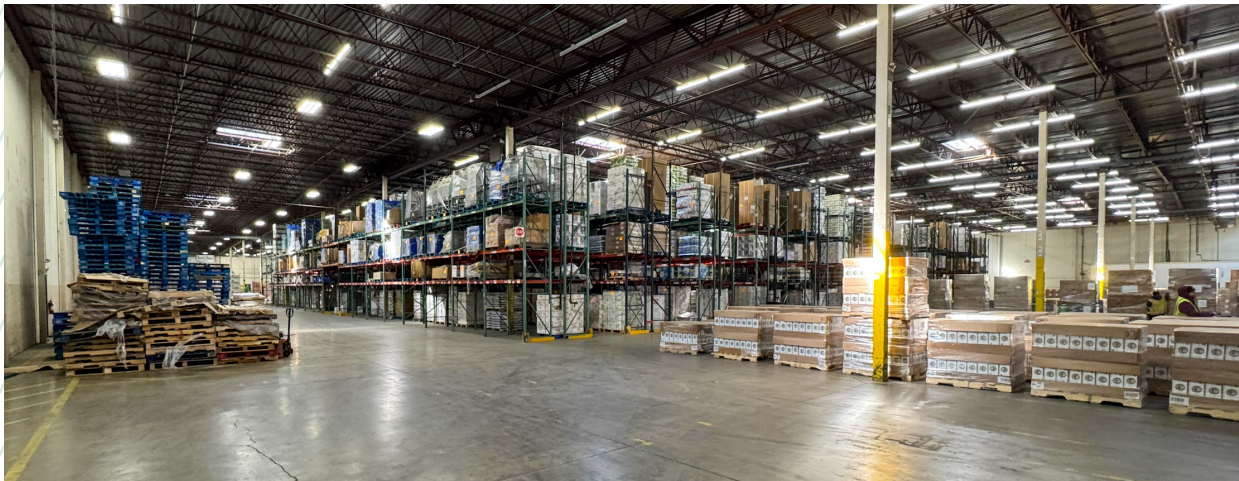
SOUTH BRUNSWICK, NJ

43 STULTS ROAD SOUTH BRUNSWICK NJ

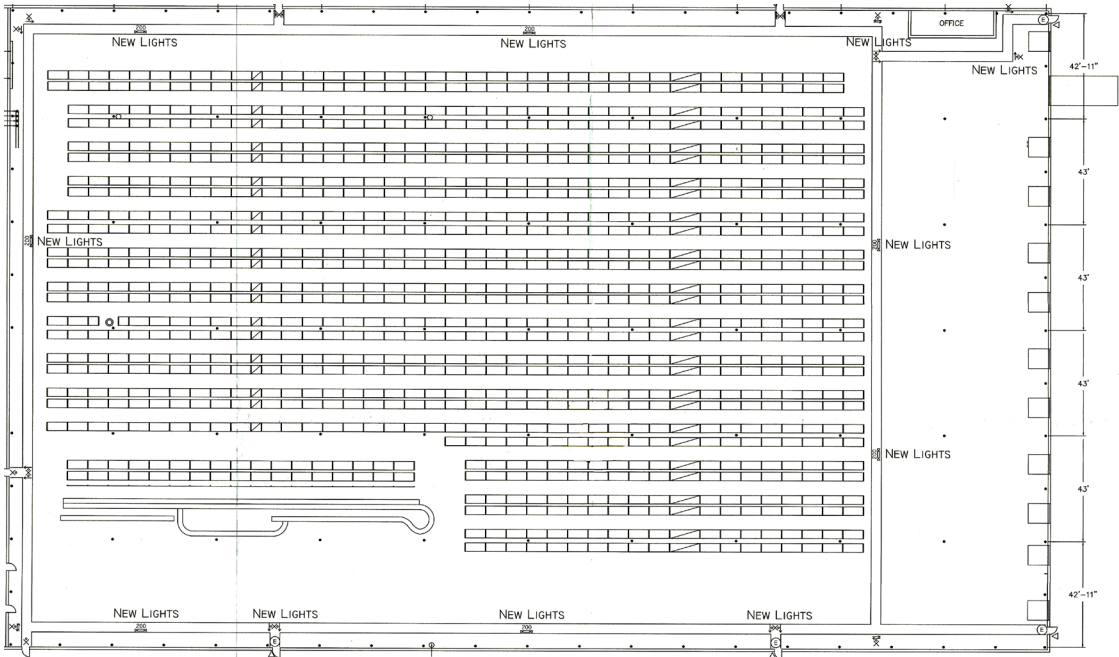
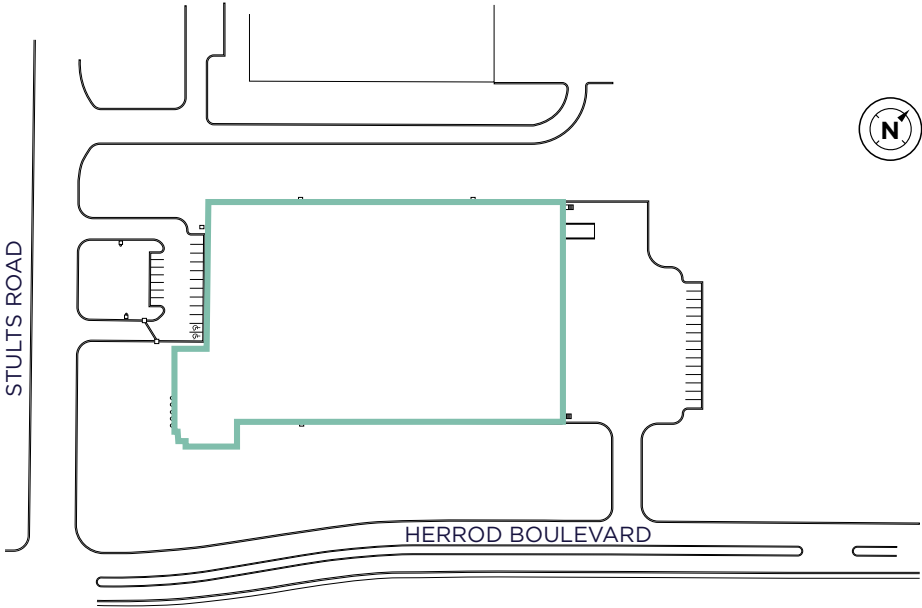
PROPERTY HIGHLIGHTS

Total Size:	115,344 SF on 7.94 Acres
Office Area:	± 4,600 SF
Ceiling Height:	25' Clear
Loading Doors:	11
Drive-In Door:	1
Column Spacing:	42' x 43'
Power:	600 Amps
Sprinkler:	Wet with in-rack sprinkler system
Taxes & CAM:	CAM \$0.61 Insurance \$0.33 Taxes \$1.23 Total Reimbursement: \$2.17
Availability:	Q1 2027
Asking Sale or Lease Rate:	Call for Pricing
Comments:	Racking can remain at no additional cost





SITE
PLAN



± 7,000 Pallet Positions

RACKING
PLAN

