



MEDICAL BUILDING

AVAILABLE FOR SALE/LEASE

FULLY LEASED
UNTIL 12/31/23

PRICE REDUCED

was ~~\$3,200,000~~
now \$2,750,000



📍 585 Cranbury Rd., East Brunswick, NJ 08816

★★★★★
EXCLUSIVE BROKER

David Zimmel
President, Zimmel Associates
email: dzimmel@zimmel.com

Jordan Zimmel
Vice President, Zimmel Associates
email: jzimmel@zimmel.com

13,336 SF BUILDING

7,116 SF Ground Level | 6,220 SF Usable Basement Space

ZIMMEL
ASSOCIATES

- ✓ FULL BUILDING AVAILABILITY 1/1/24
- ✓ GREAT SIGNAGE/VISIBILITY ON CRANBURY RD.
- ✓ WELL LANDSCAPED PROPERTY
- ✓ RECENT BUILDING RENOVATIONS/UPGRADES

Asking Price: **\$2,750,000**
Leasing Price: **\$22.00 NNN**

CLOSE TO MAJOR HOSPITALS:

Robert Wood Johnson University Hospital **8.1 miles**

St Peter's University Hospital **9.2 miles**

Raritan Bay Medical Center **6.7 miles**

Hackensack Meridian Health JFK Medical Center **13.9 miles**

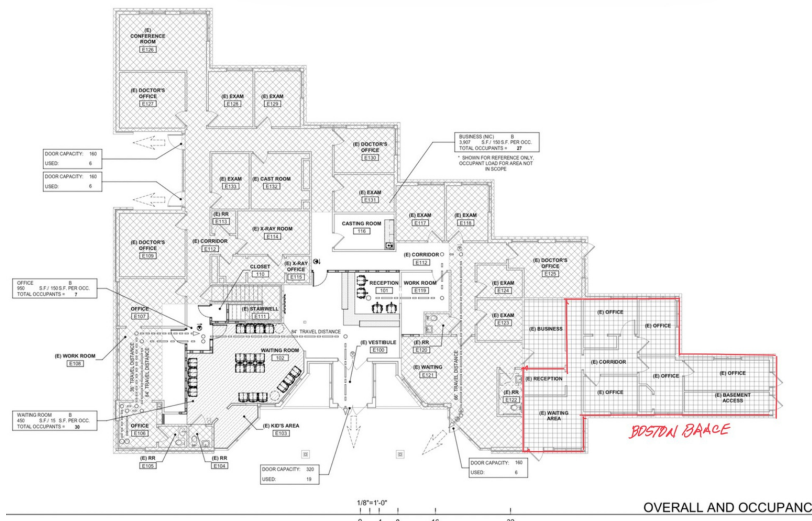


📞 732.661.9200 📠 732.661.9617 🌐 zimmel.com



37 YEARS of excellence
1986-2023

in @zimmel-associates @zimmelassociates @zimmelassociates @zimmelassoc1985



FLOOR PLAN & ADDITIONAL PHOTOS ↑

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For more information on 585 Cranbury Road in East Brunswick, NJ, or to schedule a private tour of the building, please contact David or Jordan Zimmel at 732.661.9200.



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