



3083 RT 22 EAST, BRANCHBURG

2 OPTIONS AVAILABLE

A SHOVEL READY DEVELOPMENT

PRICE REDUCED: \$3,200,000 Asking Price

BUSSEL REALTY CORP.

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BRANCHBURG, NEW JERSEY

EXECUTIVE SUMMARY

Synergy Makers is excited to present an exceptional opportunity with significant potential for end users, developers and investors.

Located at 3083 Rt 22E in Branchburg, NJ, this 5.5-acre undeveloped property presents an excellent opportunity for industrial development, offering direct access to Route 22 and major New Jersey highways.

We are offering two options to the buyer:

Option 1 – 72,000 SF life sciences/pharma facility with a 47,000 SF footprint and 25,000 SF second floor. Ample parking.

Option 2 – 68,956 SF manufacturing/storage/distribution facility.

Preliminary meetings with the planning and zoning board, as well as township engineers, have been largely positive, with strong support for the proposed development. Synergy Makers is confident in obtaining timely approvals.

With a proven track record in real estate investment and industrial projects across New Jersey, Synergy Makers brings significant expertise to this promising opportunity.

INVESTMENT HIGHLIGHTS

Located near major NJ highways

Access to cross country and international shipping

Township support

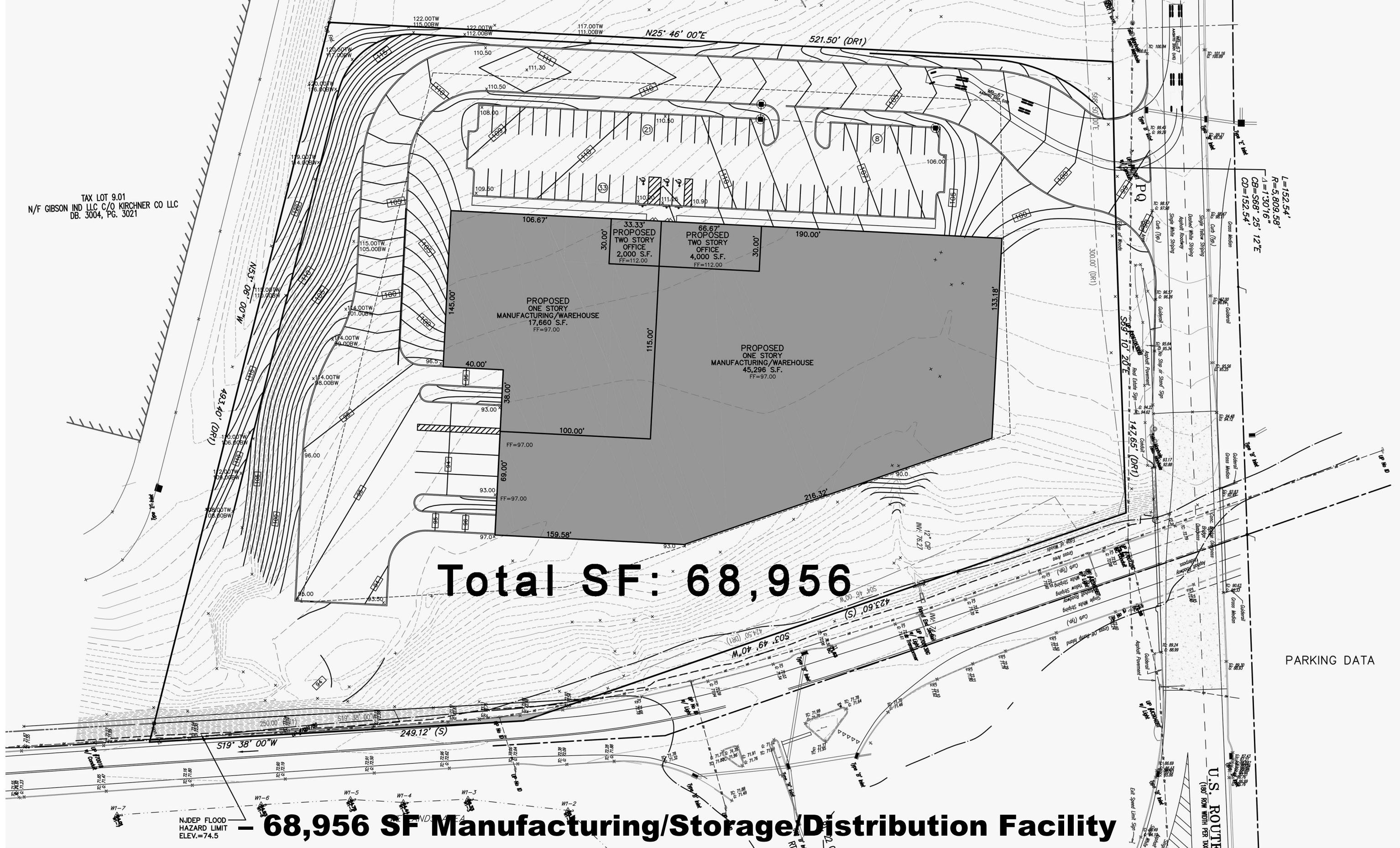
Opportunity for high rate of return

Short term investment *(approximately 2 years)*

Prime location

TAX LOT 9.01
N/F GIBSON IND LLC C/O KIRCHNER CO LLC
DB. 3004, PG. 3021

L=152.54'
R=5,809.58'
A=130.16°
CB=588.25' 12"E
CD=152.54'



Total SF: 68,956

PARKING DATA

NJDEP FLOOD
HAZARD LIMIT
ELEV.=74.5

- 68,956 SF Manufacturing/Storage/Distribution Facility

Concept Plan

DEMOGRAPHIC MAP

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