

Specifications

±119,00 SF TOTAL BUILDING SIZE	±86,000 SF AVAILABLE
±4,000 SF OFFICE/SHOWROOM	14' CEILING HEIGHT
25' x 25' COLUMN SPACING	Wet SPRINKLER SYSTEM
2,000 Amps POWER	I-2 Zone ZONING
11 Tailgates, 1 DI LOADING	\$11.50 PSF NNN LEASE

- New LED Motion Lighting
- New Roof – With Solar Panels
- New Gas Blowers
- Extra Trailer Parking Available
- OTHER FEATURES

Ideal Central NJ Location
Route 1 Frontage
Close to Route 27, Route 130 and I-95
ACCESSIBILITY

For additional property information or to arrange an inspection,
please contact the exclusive brokers:

John Longo
Senior Director
973.379.6644 x 129
JLongo@blauberg.com

Patrick Clancy
Associate
973.379.6644 x 238
PClancy@blauberg.com

FOR LEASE | 3730 ROUTE 1 | NORTH BRUNSWICK, NJ



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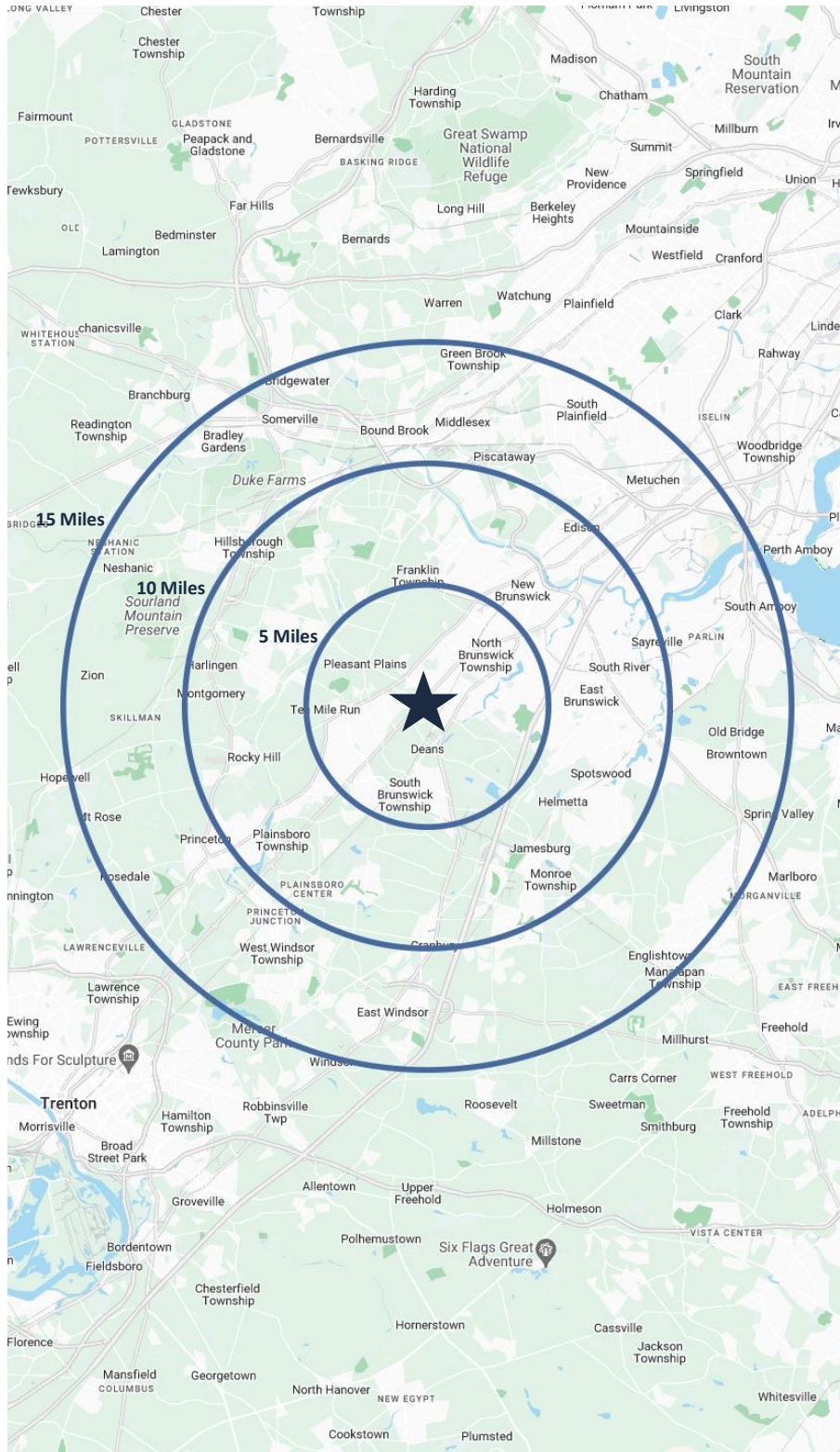




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5 MILES

- Total Population: 143,568
- Households: 49,806
- Median Household Income: \$146,562
- Average Household Size: 2.9
- Transportation to Work: 78,059
- Labor Force: 116,218

10 MILES

- Total Population: 651,956
- Households: 230,981
- Median Household Income: \$137,018
- Average Household Size: 2.7
- Transportation to Work: 344,778
- Labor Force: 535,672

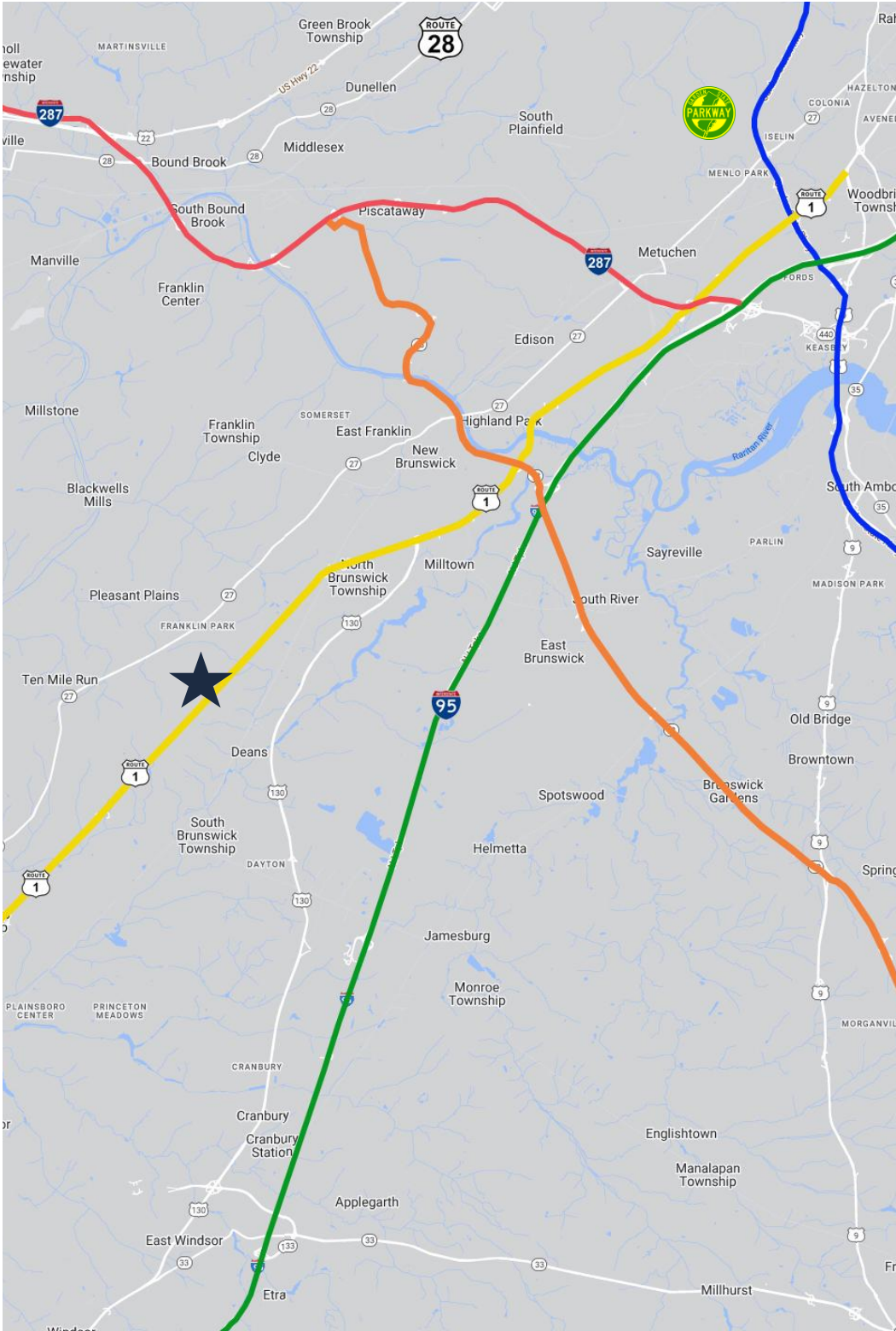
15 MILES

- Total Population: 1.35M
- Households: 478,070
- Median Household Income: \$137,488
- Average Household Size: 2.8
- Transportation to Work: 715,567
- Labor Force: 1.1M

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ACCESSIBILITY

 2.0 MI
Route 27

 7.3 MI
Route 18

 7.3 MI
I-95 Exit 8A

 13.8 MI
I-287

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