



READINGTON ROAD
Branchburg, NJ



8,386-80,000 Square Feet
For Lease or Sale | Industrial Flex Space



A NEW ERA FOR 22 READINGTON

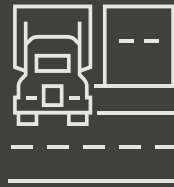
Discover the perfect space for your business at 22 Readington Road, a brand-new, fully renovated industrial flex property in Branchburg, NJ. Offering a range of sizes from 8,386 to 80,000 square feet, this space is designed with flexibility in mind. Customize your ideal layout with the ease of dividing spaces to suit your specific needs, whether you require office suites or warehouse capabilities, with the added benefit of excellent outdoor storage options. Be among the first to occupy this premier location, with move-in ready spaces available now.



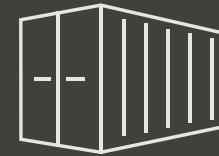
BUILDING FEATURES AND SPECS



Fully Renovated
Flex Property



Ample Loading:
Drive-Ins & Docks



Outdoor Storage Options

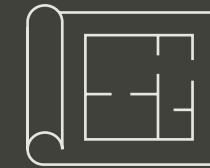
1/4 acre area, 1/2 acre area, 1 acre area



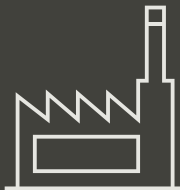
15'-18' Ceiling
Height



Excellent
Ownership



Flexibility with Liberal
Zoning for Permitted Use



Zone: I-1
(Industrial, 3 Acre)



1600 Amps,
3 Phase, 480 Volts

Light Manufacturing

Industrial

Business Office (executive, engineering,
administration)

Scientific & Research Labs

Agricultural

Private Garage

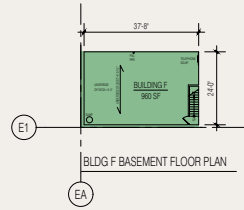
Warehouse

Storage of Materials Accessory to the
Primary Use

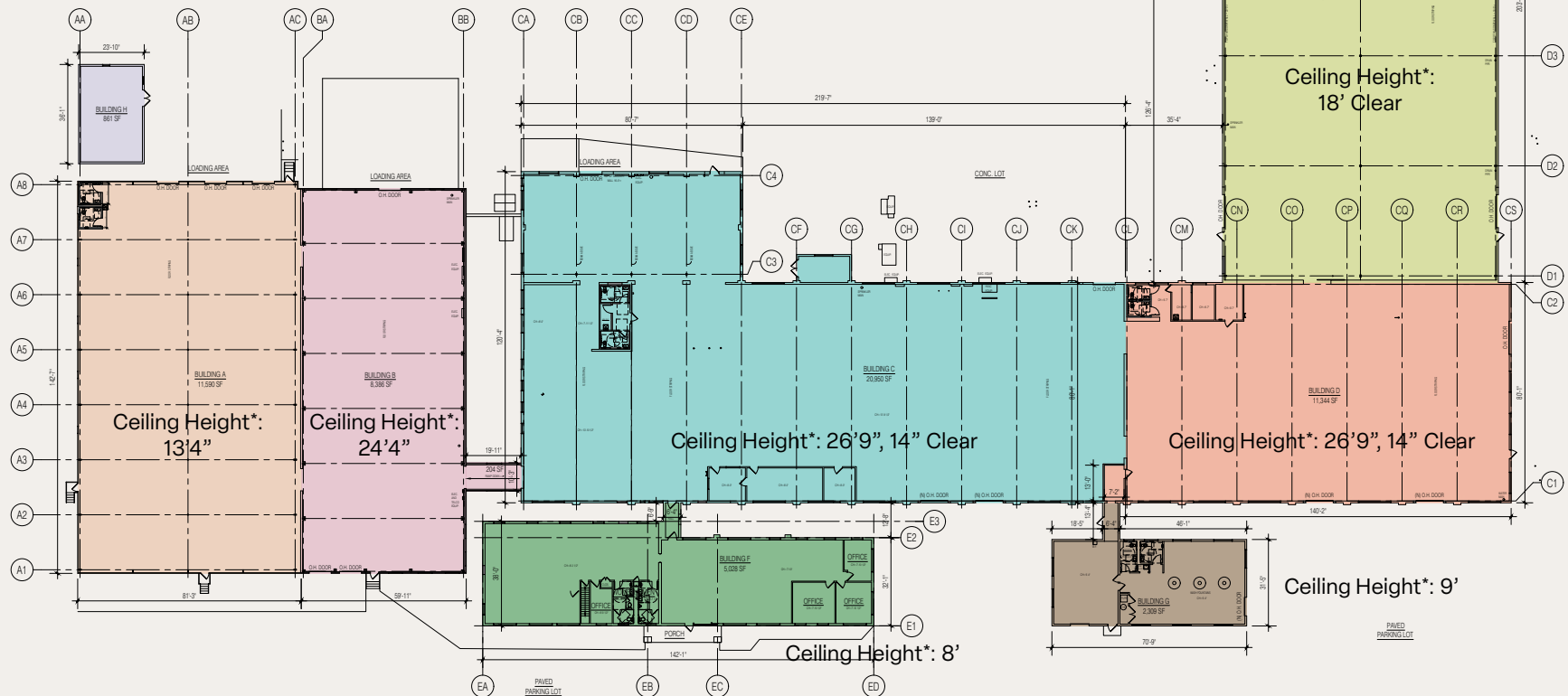
FLOOR PLAN

SQUARE FOOTAGE	AREA
11,590 S.F.	BUILDING A
8,386 S.F.	BUILDING B
204 S.F.	BUILDING B : RAMP
20,950 S.F.	BUILDING C
11,344 S.F.	BUILDING D
21,375 S.F.	BUILDING E
5,988 S.F.	BUILDING F
2,309 S.F.	BUILDING G
861 S.F.	BUILDING H
TOTAL	83,007 S.F.

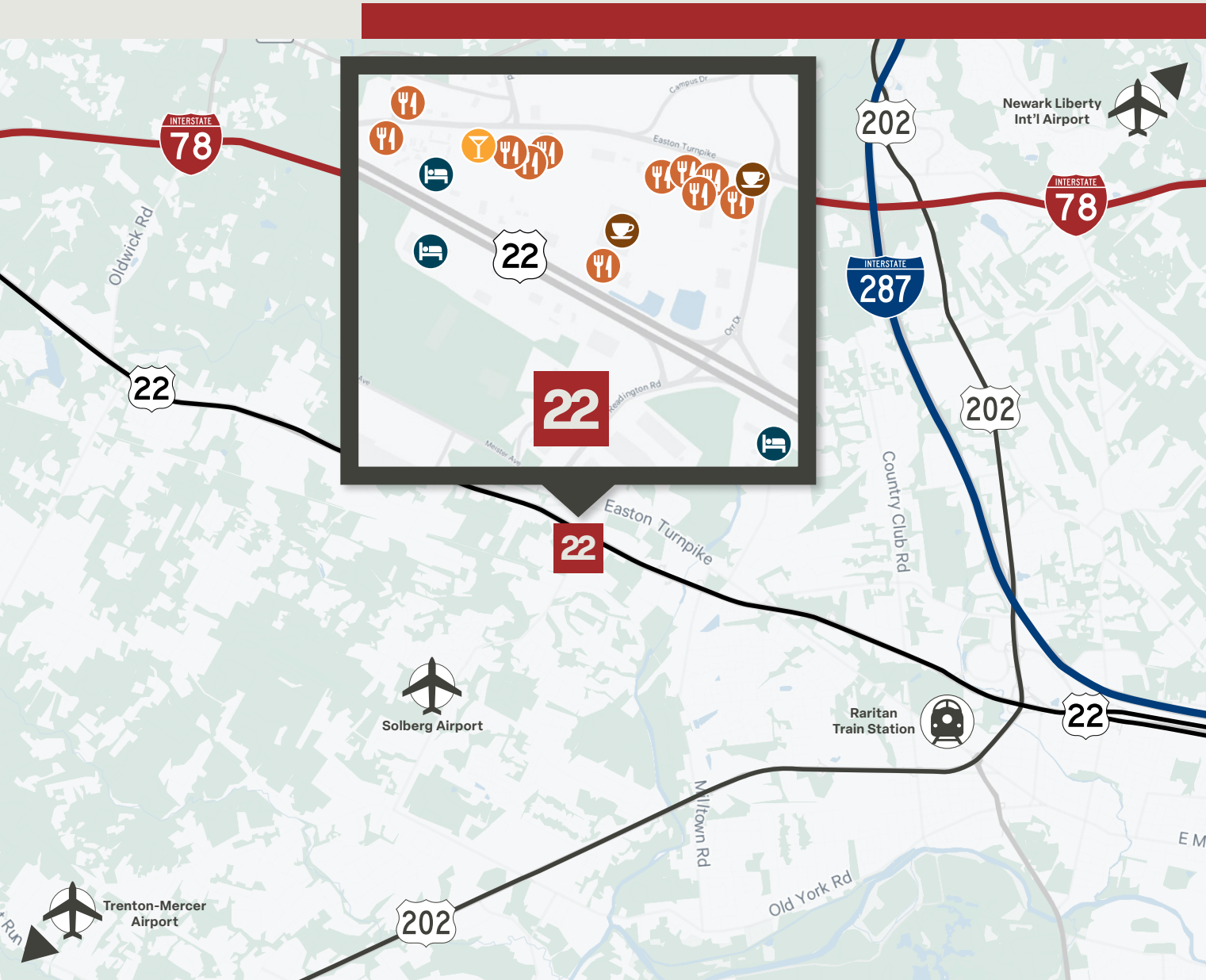
*Each unit comes with a 200 Amp service, but there is additional power available at the tenant's expense if needed



**CLICK EACH UNIT
TO SEE IT'S
FLOOR PLAN**



REGIONAL MAP



LOCATION	DISTANCE
Rt. 22	.5 MILES
Rt. 202	3.2 MILES
I-78	4 MILES
I-287	5 MILES
Solberg Airport	3.3 MILES
Raritan Train Station	4.4 MILES
Trenton-Mercer Airport	29.1 MILES
Newark Liberty Int'l	30.5 MILES

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CBRE



READINGTON ROAD

Branchburg, NJ

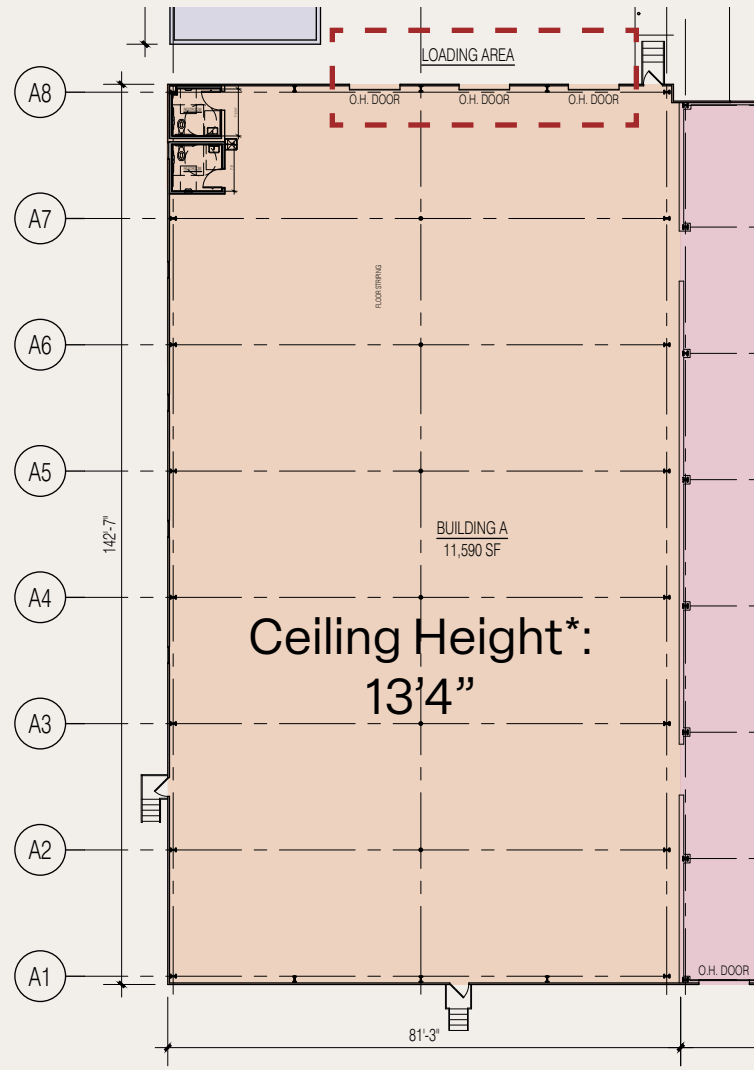


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APPENDIX:
UNIT FLOOR PLANS

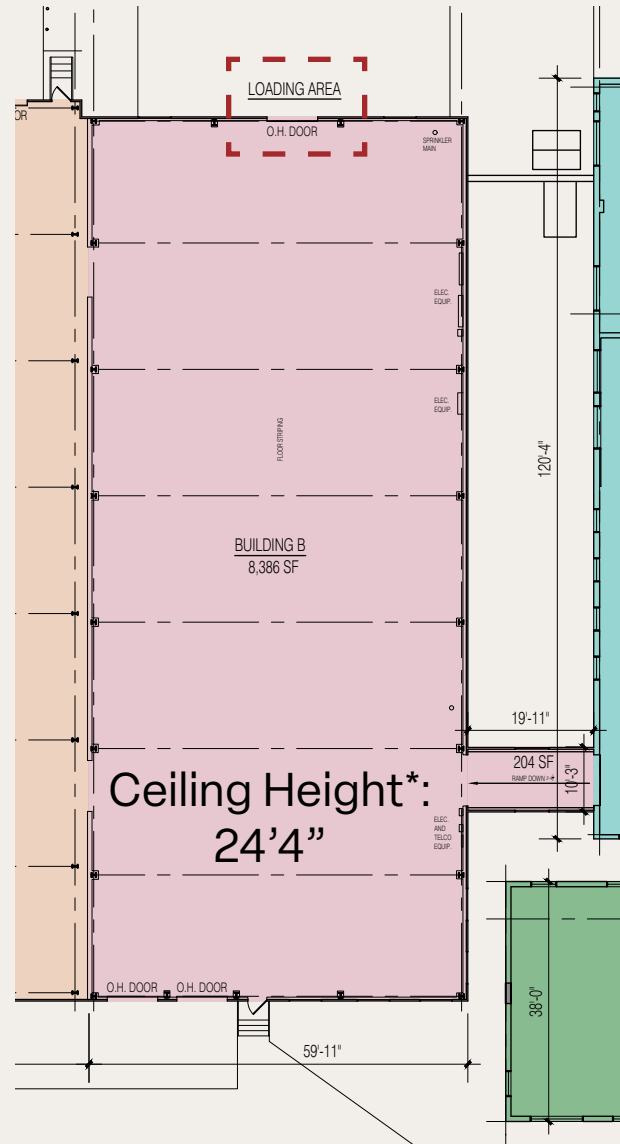
◀ BACK

BUILDING A | 11,500 SF



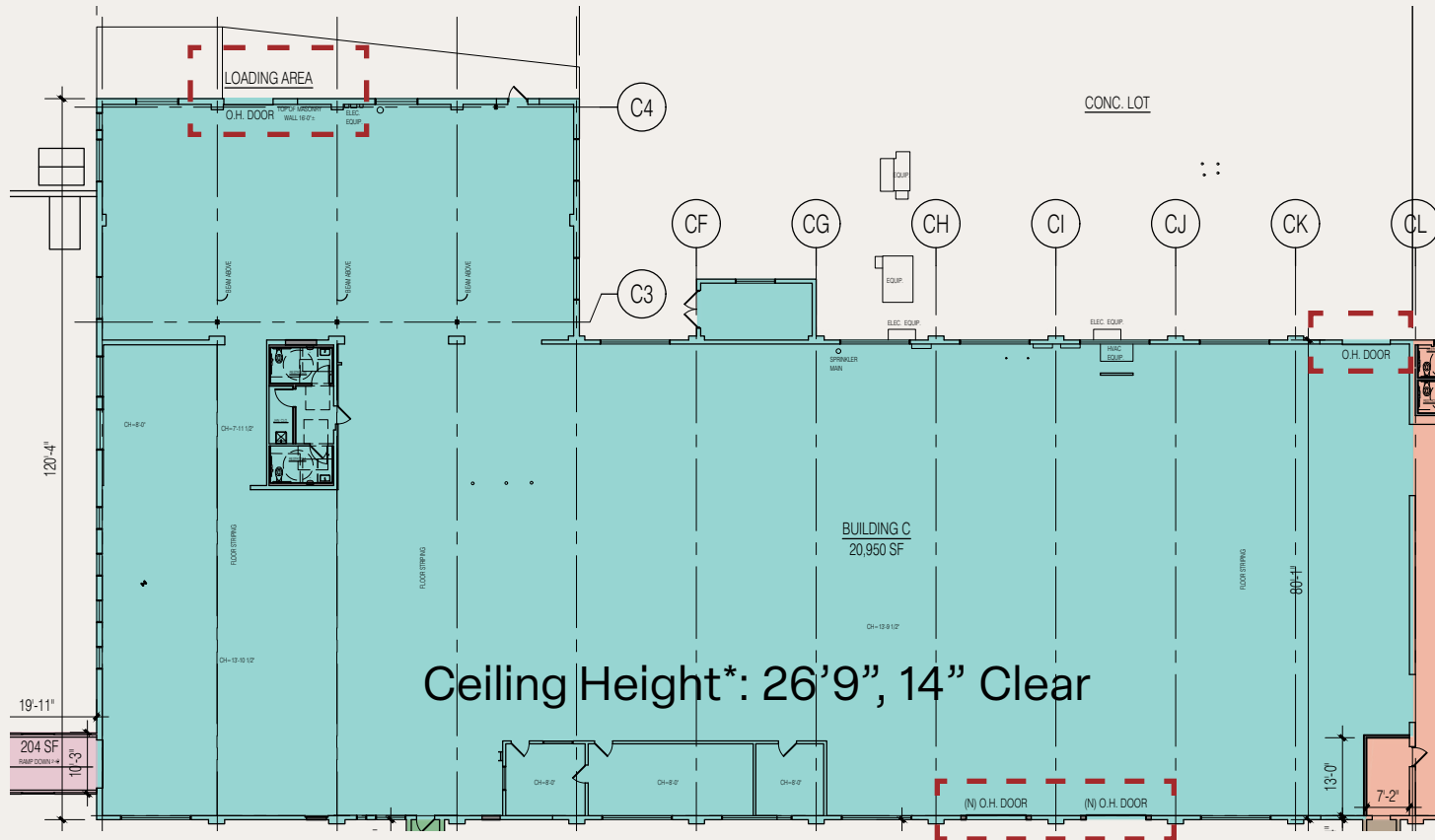
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BUILDING B | 8,386 SF + 204 SF RAMP



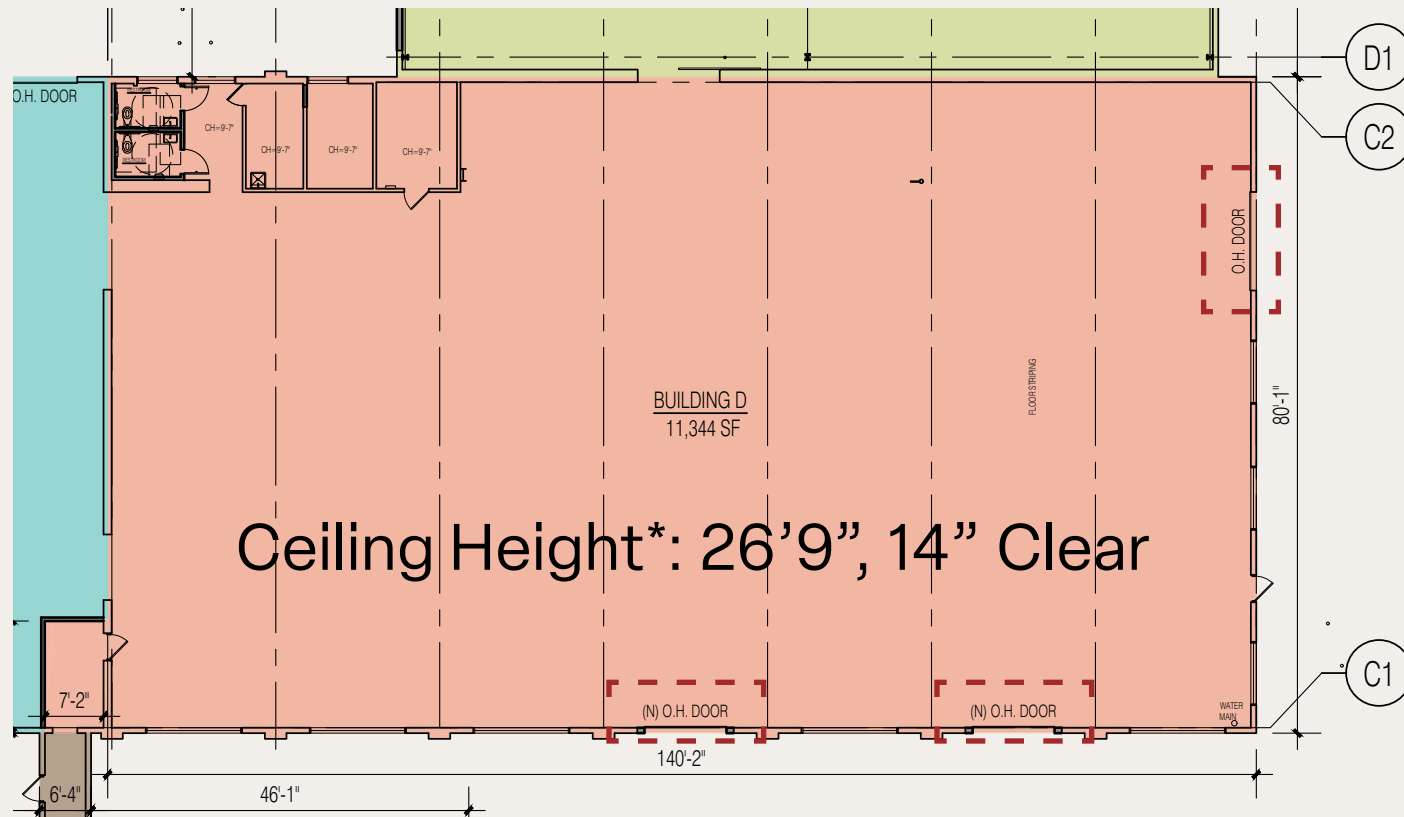
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BUILDING C | 20,950 SF



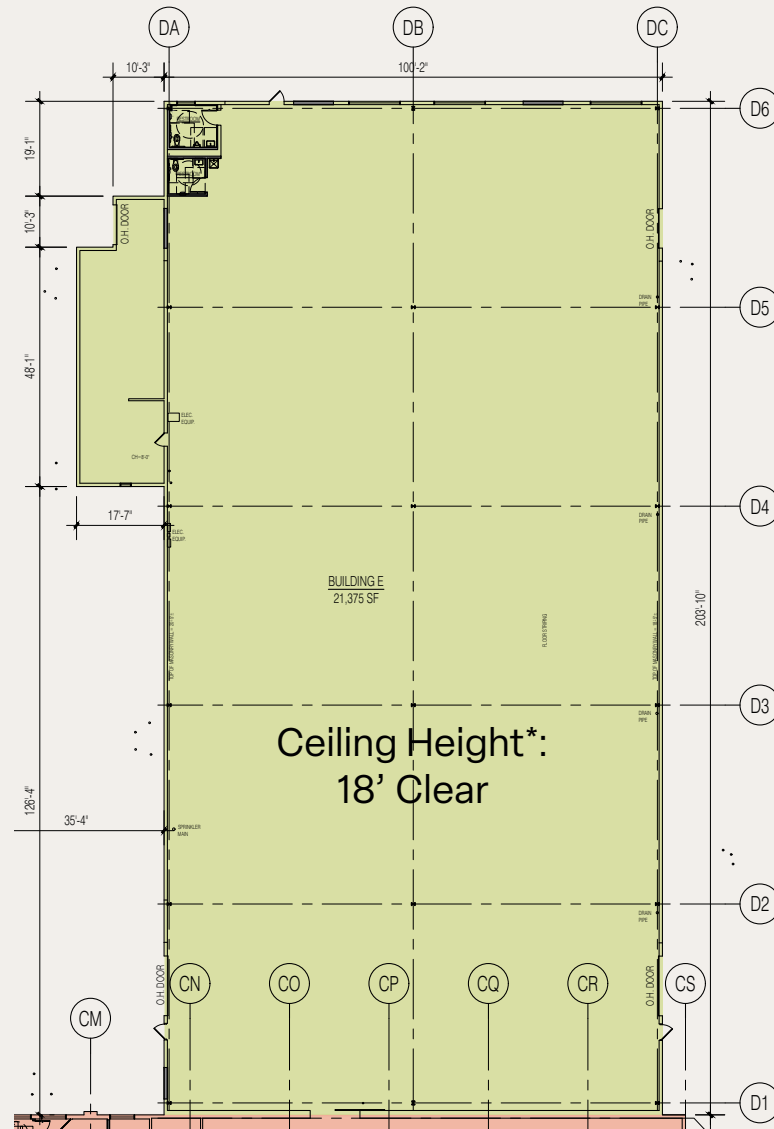
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BUILDING D | 11,344 SF



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BUILDING E | 21,375 SF

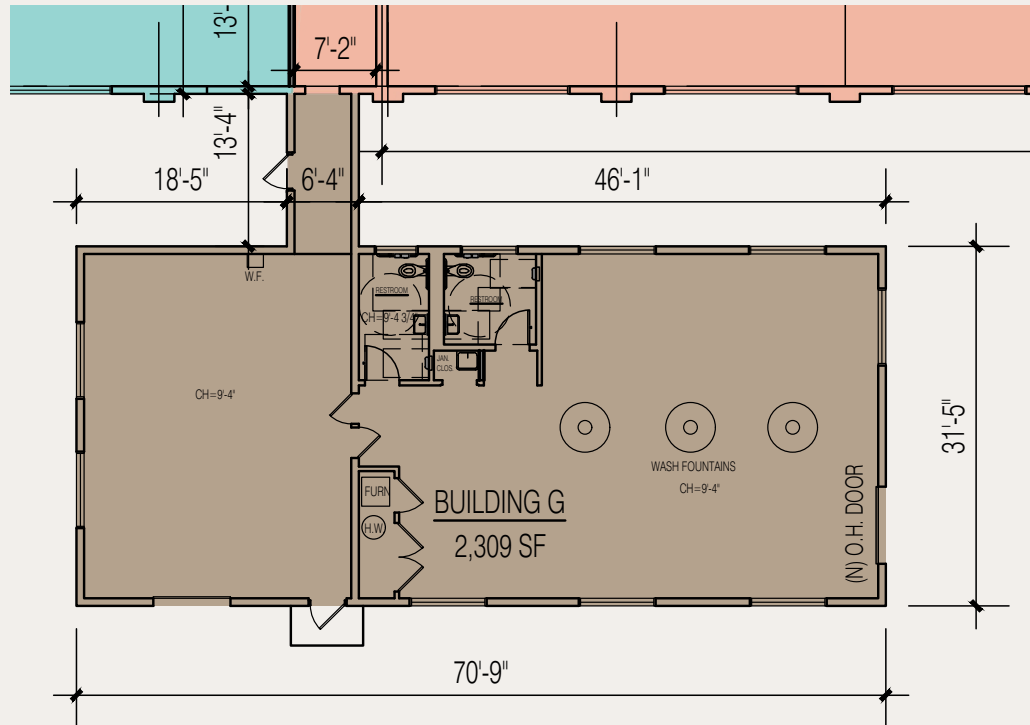


BUILDING F | 5,028 SF + 960 SF BASEMENT



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BUILDING G | 2,309 SF



Ceiling Height*: 9'

◀ BACK

BUILDING H | 861 SF

