

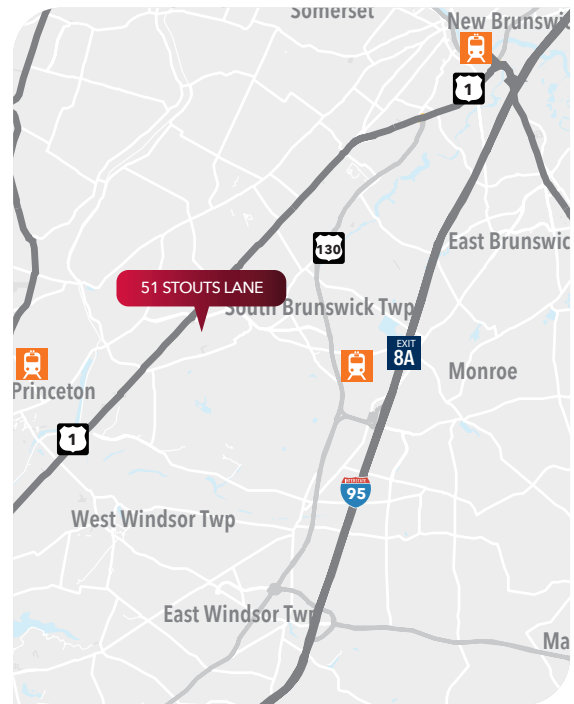
**INDUSTRIAL SPACE FOR SUBLEASE**  
**51 STOUTS LANE, UNIT 7**  
MONMOUTH JUNCTION, NJ 08852



**IMMEDIATE OCCUPANCY**

**PROPERTY OVERVIEW**

<b>AVAILABLE SF (DIVISIBLE):</b>	17,500 SF Flex (previously 3 units) 15,000 SF Warehouse 2,000 SF Office
<b>CEILING HEIGHT:</b>	16'
<b>COLUMN SPACING:</b>	25'W x 50'D
<b>LOADING:</b>	3 Loading Docks
<b>PARKING:</b>	Ample (Front and Rear)
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>• 3 Rear Emergency Exits</li><li>• Multiple Front Facing Entrances</li><li>• Bathrooms Inside the Office(s)</li><li>• Forklift Charging Station Installed</li><li>• No Current Racking</li></ul>
<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• Direct access to Route 1</li><li>• 1 Mile from Princeton Hospital</li><li>• Walking distance from South Brunswick High School</li></ul>



**FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:**

**Beth Chezmar**  
beth.chezmar@lee-associates.com  
C 908.477.0291

**Kyle Janoczkin**  
kjanoczkin@lee-associates.com  
C 732.447.6057

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**UNIT PHOTOS**



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