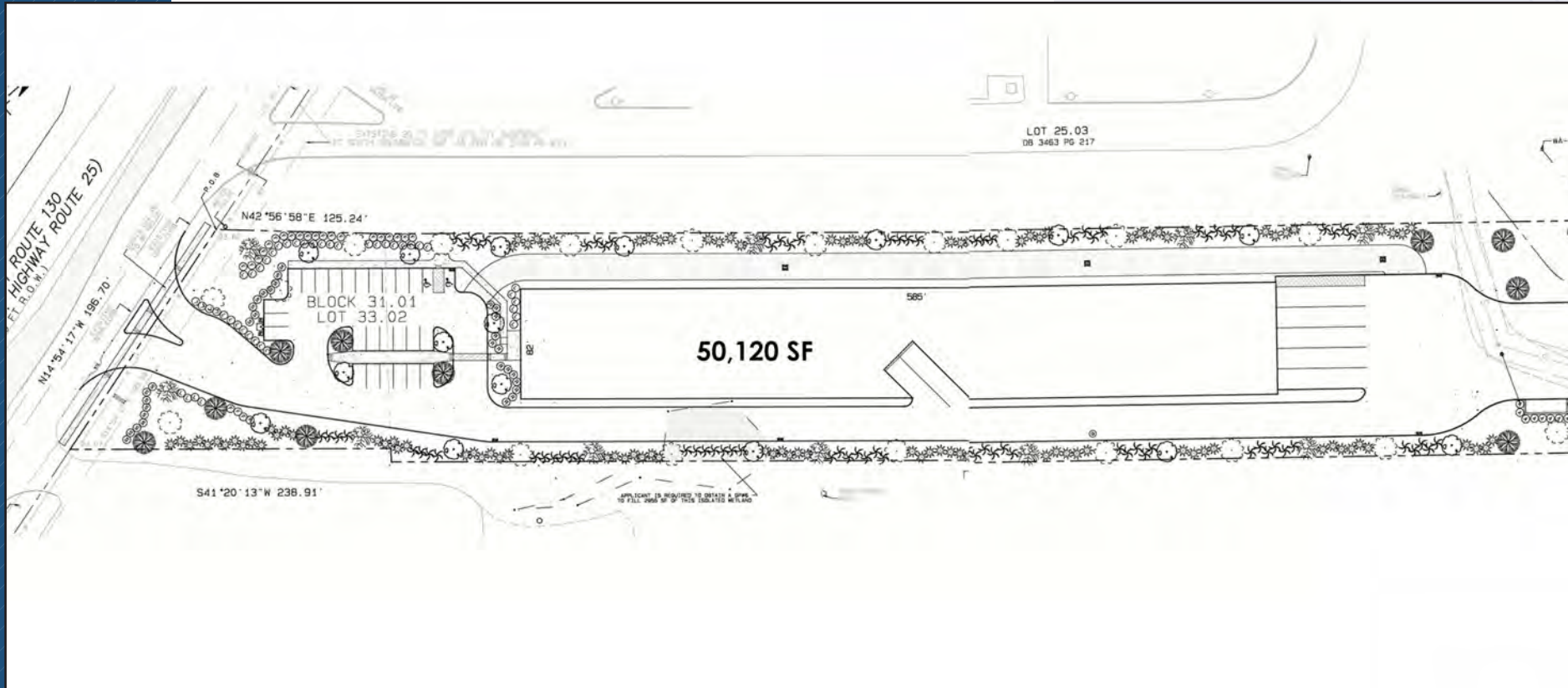


# 2244 | US ROUTE 130



## For Sale

NEW DEVELOPMENT | 50,120 SF COMMERCIAL PROPERTY | SOUTH BRUNSWICK, NJ

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Senior Vice President  
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Eric Koons  
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Metz  
Industrial Team

# Contact Us

Exclusive Brokers:

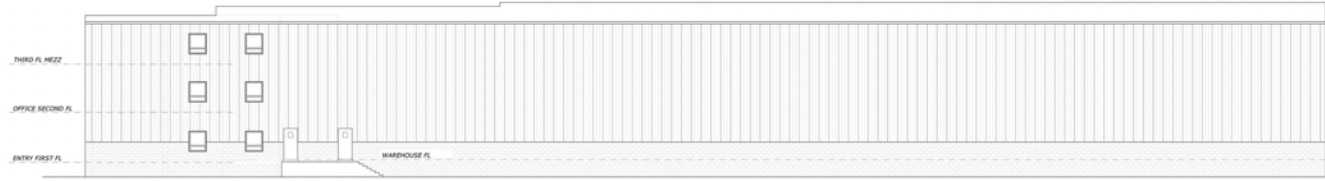
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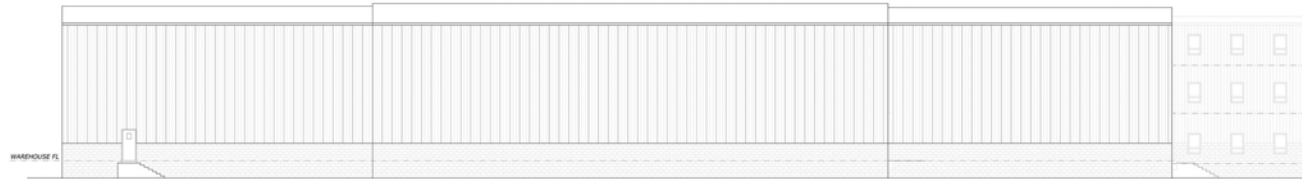
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3 RIGHT ELEVATION  
A-2 SCALE: 3/32" = 1'-0"

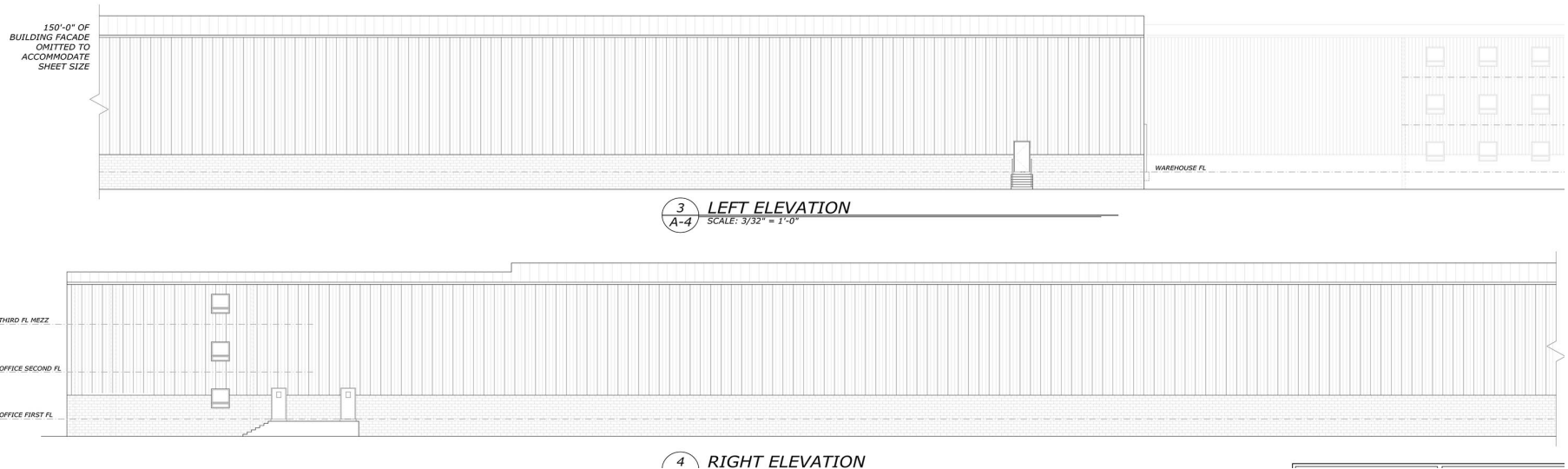


4 LEFT ELEVATION  
A-2 SCALE: 3/32" = 1'-0"

Clear Level Development Site  
Covering 8.5 Acres.

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# Property Highlights



Building Size:  
50,120 SF

Clear Level Development Site  
Covering 8.5 Acres

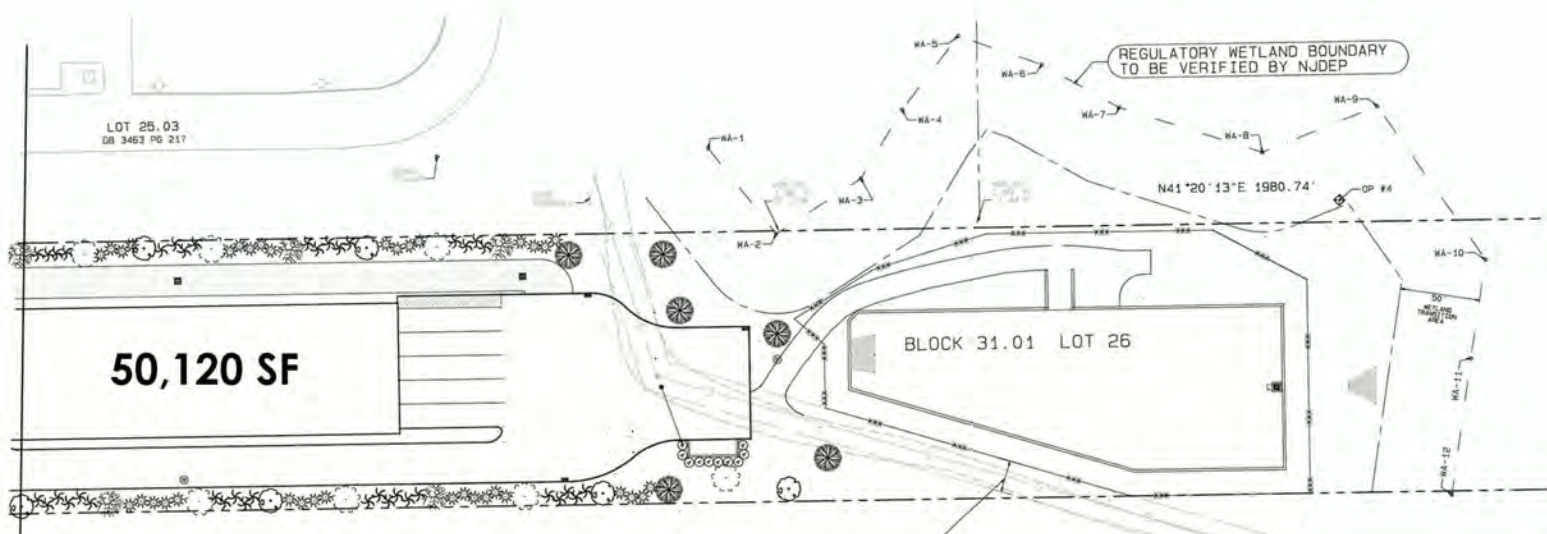
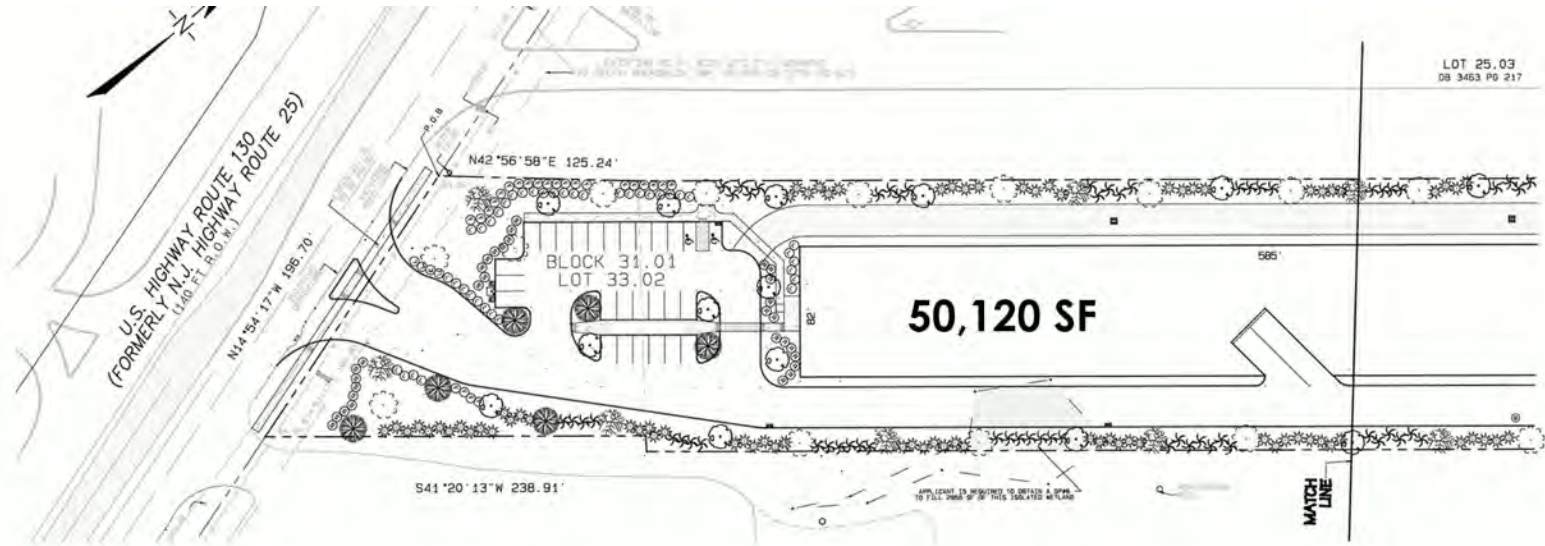
Access to Expanding New Brunswick  
& Greater Princeton Markets with a  
Variety of Housing Types, Retail &  
Major Office Development

Zoned For  
Commercial Development

Fully Approved For  
Construction Development

Well Located on Route 130, Next to  
NJ Motor Vehicle Inspection Station  
with a Traffic Count of 33,500+ a Day

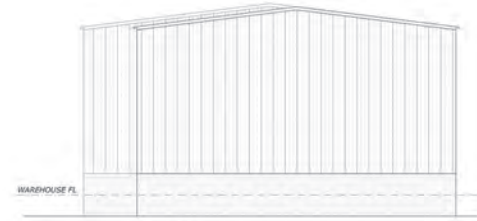
# Site Plan



# Elevation Plan



1  
A-2  
**FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"



2  
A-2  
**REAR ELEVATION**  
SCALE: 3/32" = 1'-0"



3  
A-2  
**RIGHT ELEVATION**  
SCALE: 3/32" = 1'-0"

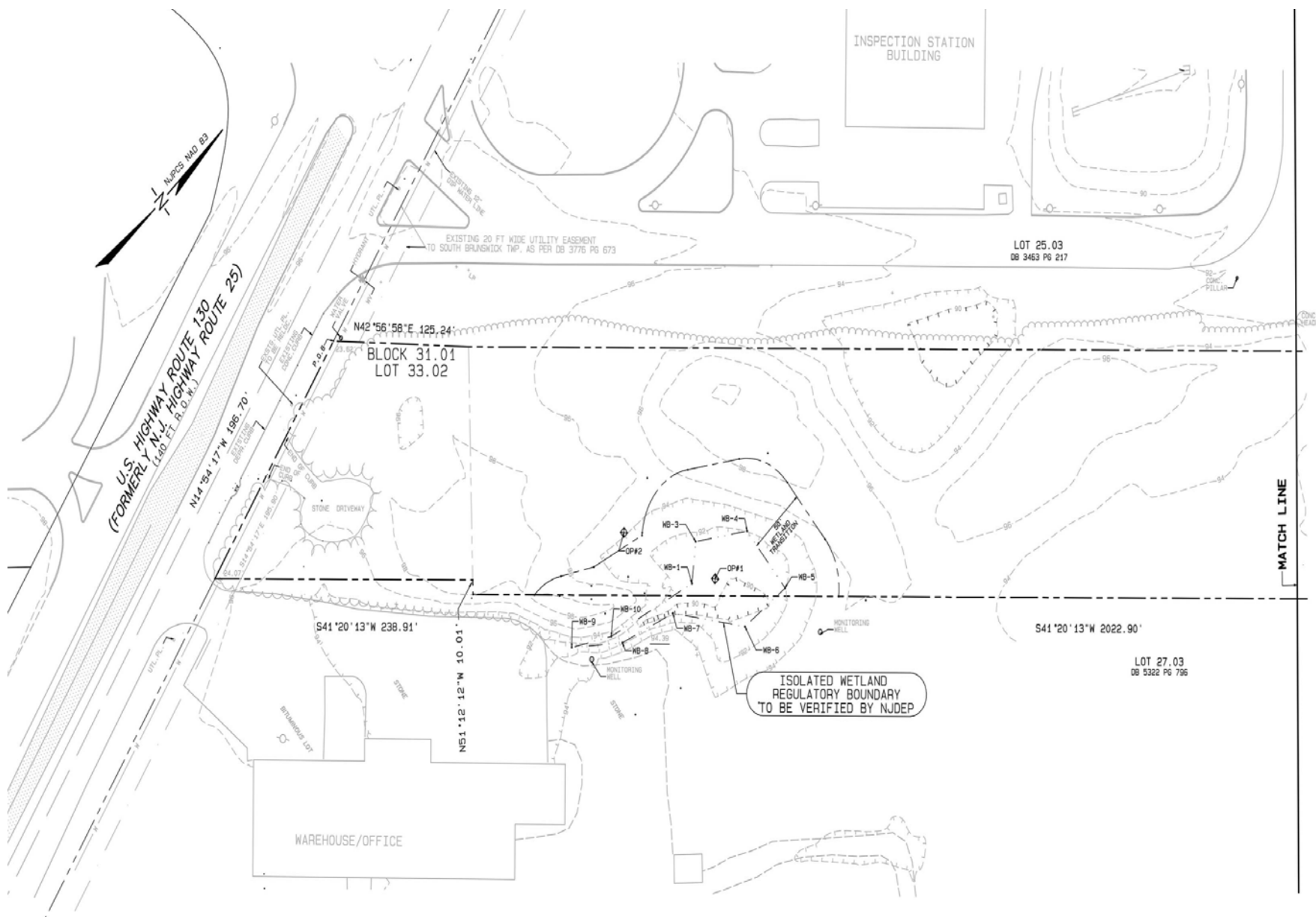


4  
A-2  
**LEFT ELEVATION**  
SCALE: 3/32" = 1'-0"

# Equidistant to...



# Wetlands Map



# Demographic Highlights



## Household Income

- The 2020 United States census counted 47,043 people in South Brunswick, which was a gain of 8.4% from the 2010 census.
- The median income for a household in the township was \$78,737, and the median income for a family was \$86,891.
- According to the 2020 census, there were 16,647 households in the township.

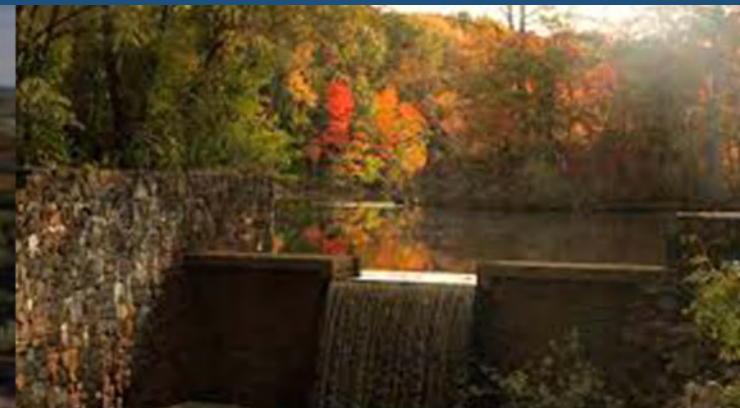


## Business Environment

- Major employers in the township include:
  - Dow Jones & Company
  - Maserbuild Industries LLC
  - International Flavors & Fragrances
  - High Grade Beverage
  - Freeze Division-Central Mills
  - Tris Pharma Inc.
  - Guardian Drug Company



*The Township of*  
**South Brunswick**  
*New Jersey*







## New Development

- In central NJ, where the value of vacant land has shot up due to a shortage in buildable lots, Heller is constructing 200 Ridge Road in South Brunswick at Exit 8A.
- New construction includes 40' clear ceiling height, 8 1/2" floors, ESFR sprinkler system, energy-efficient lighting, 52" dock height, mechanical dock levelers, dock lights, 190' loading courts, and 60' concrete aprons.

- Jaynar Construction has received approval to build an age-restricted, affordable housing, and skilled nursing facility on the Wilson Farms site on Route 27 opposite Barbieri Court.
- The project will consist of a total of 212 apartment units. One part of the development will be a 180-bed nursing facility and dialysis center, and a three-story apartment building with 111 rental units, 80% of which will be reserved for tenants 55 and older.



2244 | US ROUTE  
130

For more information please contact:

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