



PRICE REDUCTION

~~\$25,000,000~~ **\$21,500,000**

BUILDING FOR SALE | 90,000SF AVAILABLE

68 County Line Road, Branchburg, NJ

Location Benefits:

Strategically located just off Route 22, with direct access to Routes 206, 202, 78, and 287, offering excellent regional connectivity.



EXCLUSIVE BROKERS

David Zimmer

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Jordan Zimmer

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Property Highlights:

Existing Building Size: 89,277 SF

Power: 2,000 Amps + New Transformer

Approved Expansion: 38,688 SF (Total potential: 127,965 SF)

Ceiling Height: 20'

Lot Size: 7.812 Acres

On-Site Truck Scale

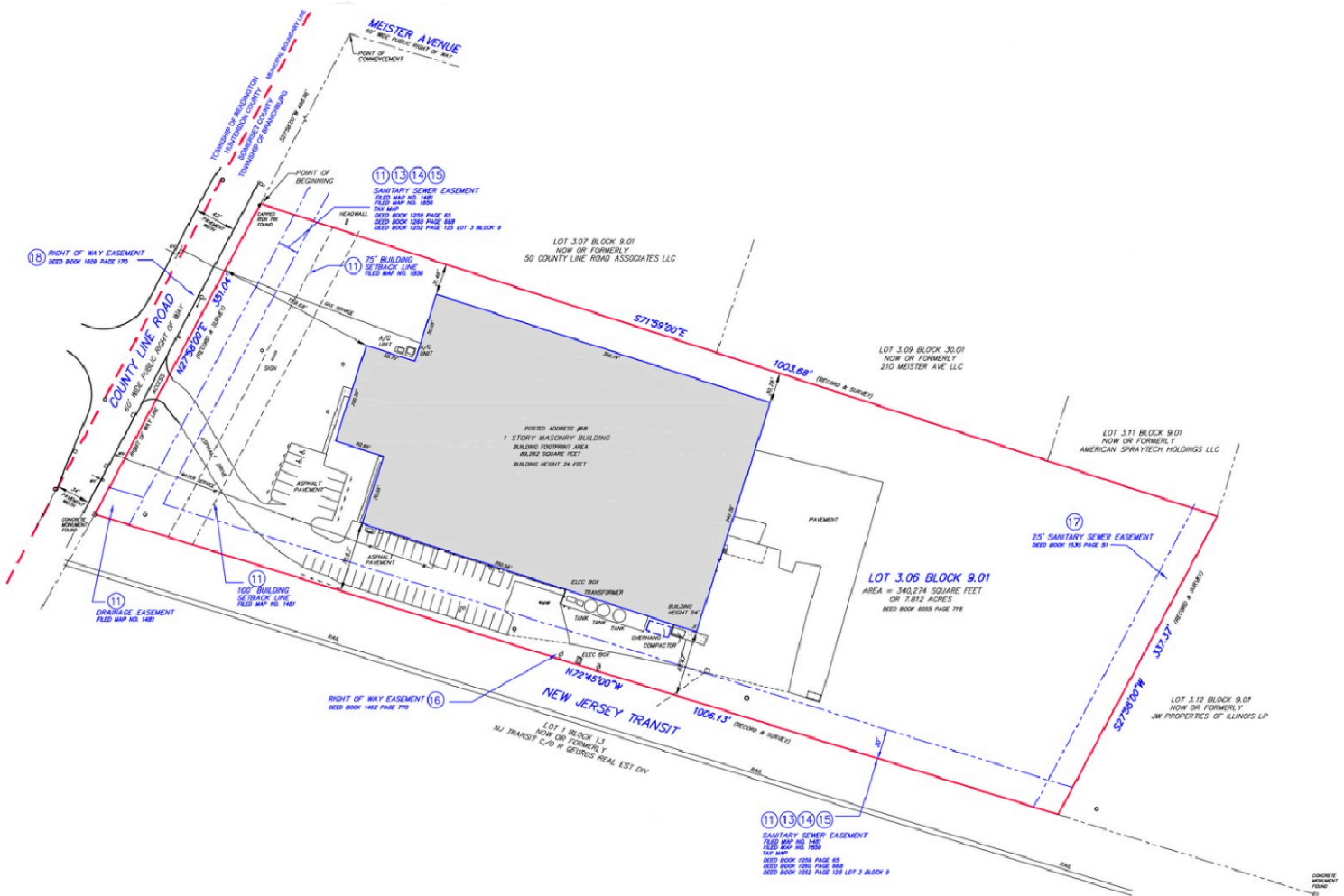
Office Space: 5,075 SF

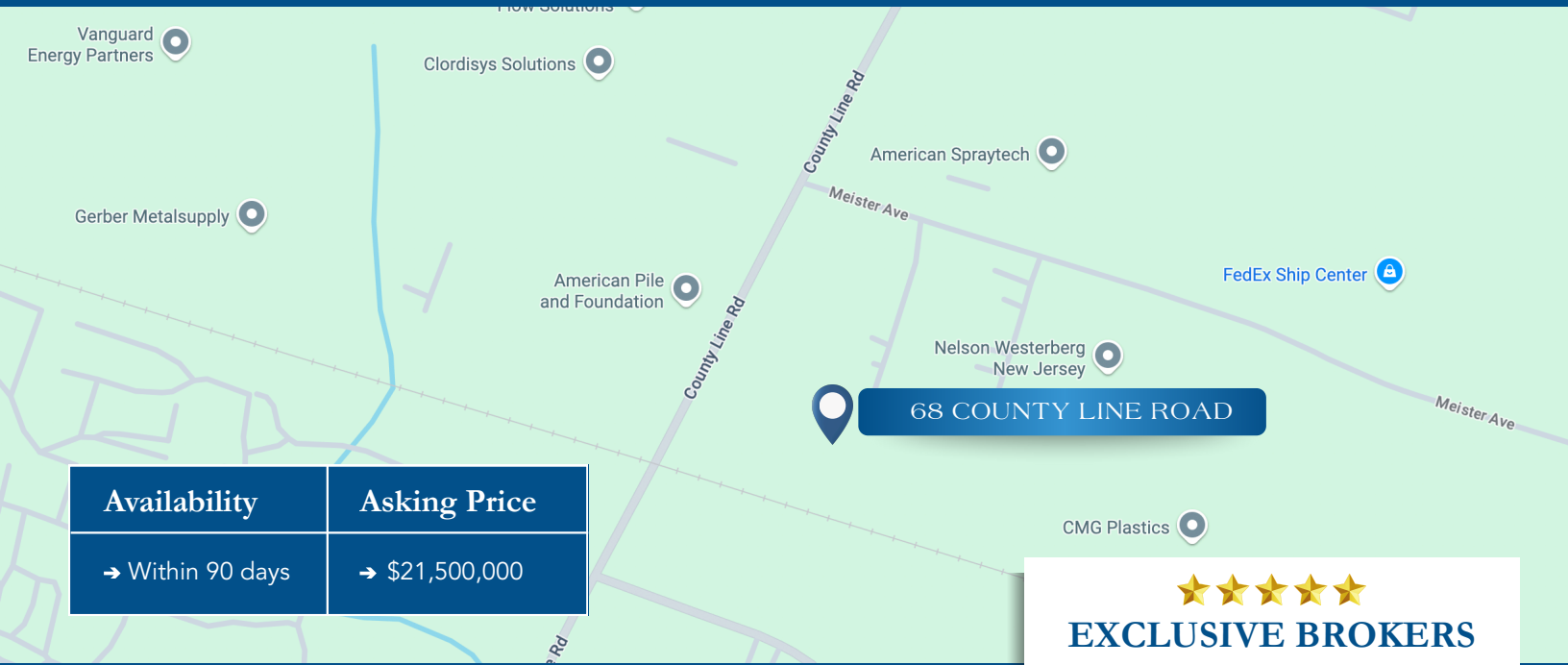
Parking: Ample, newly paved

Loading: 7 Tailboard Docks, 1 Drive-in Door

Roof: Brand new

Survey - 68 County Line Rd Branchburg





Availability	Asking Price
→ Within 90 days	→ \$21,500,000

GDP International

★★★★★
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