

FOR SUBLEASE

±9,445 SF ON ±6.45 ACRES (±4 ACRES USEABLE)



Property gated and fenced | Secure parking for 50+ tractor trailers

212 BLACKHORSE LANE
NORTH BRUNSWICK, NJ

PROPERTY HIGHLIGHTS



LAND AREA

±6.45 Acres
(±4 Acres Useable)



MAIN BUILDING

±9,445 SF



AVAILABILITY

SEPTEMBER/OCTOBER 2025



OFFICE AREA

±8,595 SF
Gas & Electric HVAC
Emergency Generator



WAREHOUSE AREA

850 SF (Expandable)
Two (2) Tailgate Docks
Gas-fired Ceiling-Mount Heaters



TRUCK MAINTENANCE GARAGE

±3,200 SF
Two (2) Drive-thru Bays
Four (4) 12' x 14' High Doors
17' Clear Ceiling Height
Ceiling Fans & LED Lighting
Electric Powered Overhead Doors
Gas-fired Radiant & Forced Air Ceiling Mounted



±9,445 SF on ±6.45 Acres (±4 Acres Useable)

- Property gated and fenced
- Secure parking for 50+ tractor trailers

**AERIAL
PHOTO**

Location & Distances

Route 1

.5 mile

Route 130

2 miles

NJ Turnpike Exit 9

8 miles

I-287

13 miles

Staten Island

21 miles

I-78

23 miles

Port Elizabeth/Newark

32 miles

Holland Tunnel

39 miles

Manhattan

42 miles

Lincoln Tunnel

45 miles

Geo Washington Bridge

51 miles

Philadelphia

62 miles

Philadelphia
75 Mins / 62 Miles

I-78
38 Mins / 23 Miles

I-287
28 Mins / 13 Miles

Route 1
1 Min / 0.5 Miles

Route 130
6 Mins / 2 Miles

Port Elizabeth/Newark
50 Mins / 32 Miles

Staten Island
30 Mins / 21 Miles

NJ Turnpike (Exit 9)
15 Mins / 8 Miles

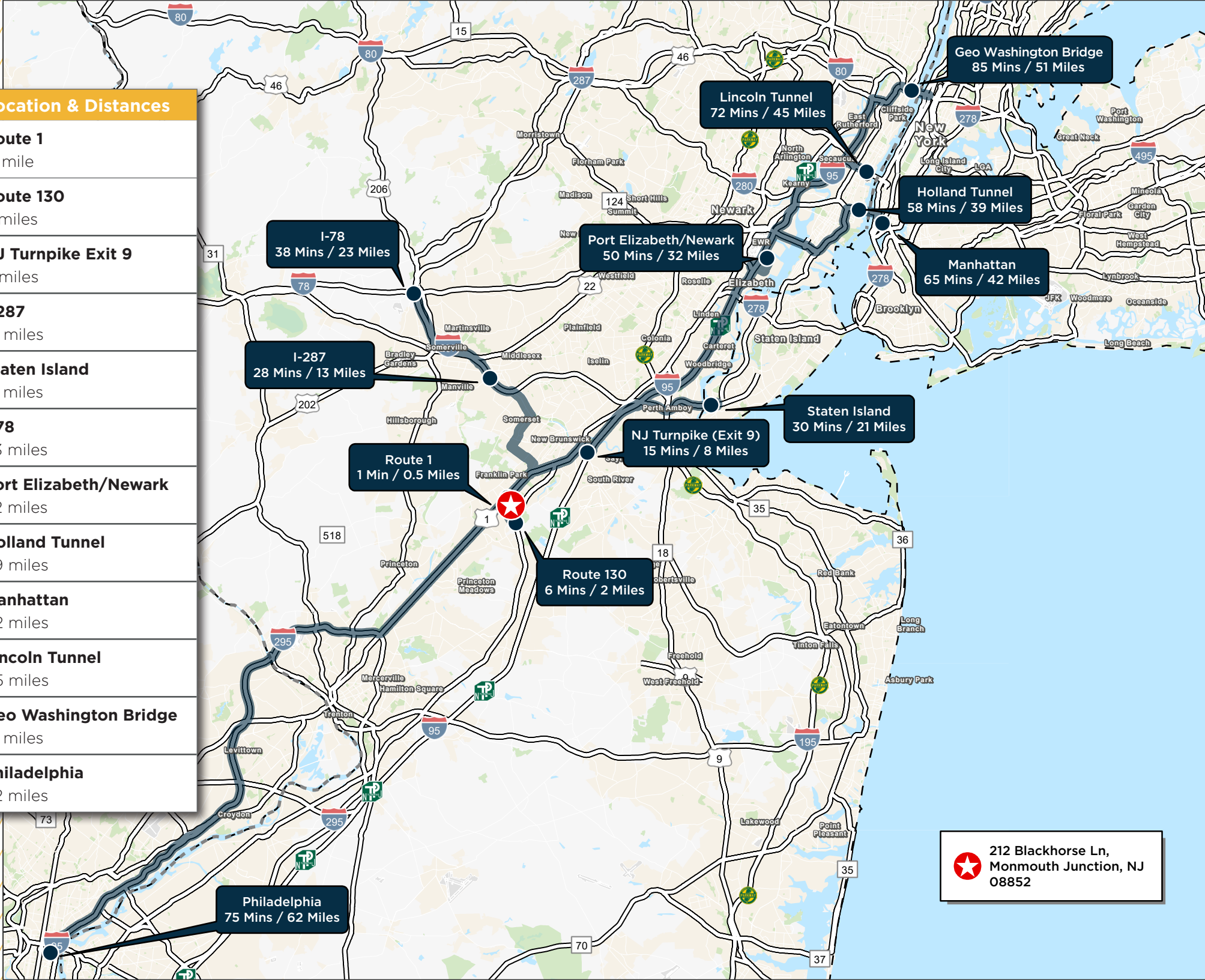
Lincoln Tunnel
72 Mins / 45 Miles

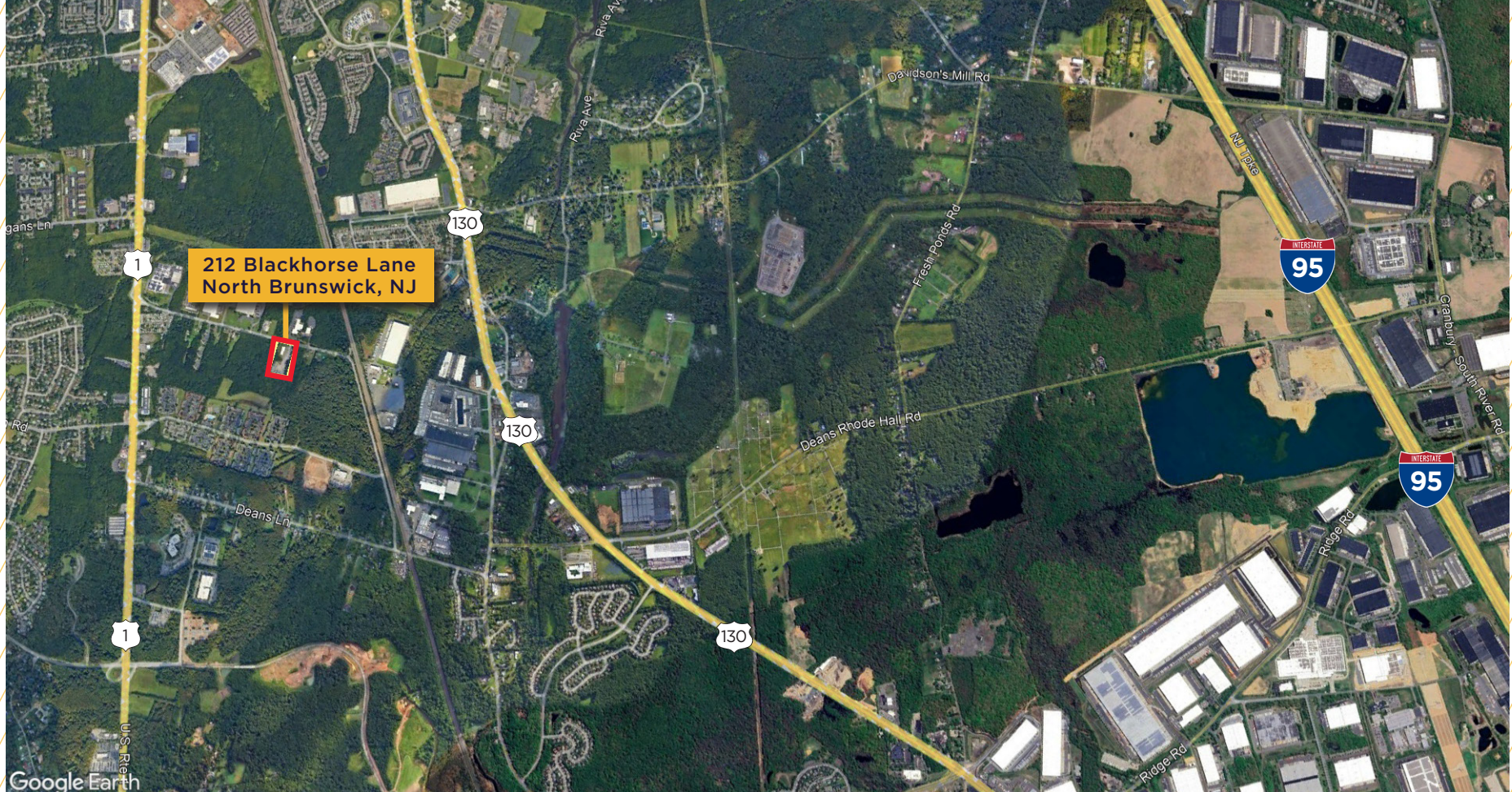
Holland Tunnel
58 Mins / 39 Miles

Manhattan
65 Mins / 42 Miles

Geo Washington Bridge
85 Mins / 51 Miles

212 Blackhorse Ln,
Monmouth Junction, NJ
08852





CONTACT INFORMATION

Jason Barton, SIOR

+1 732 243 3104
jason.barton@cushwake.com

Charles Fern

+1 732 243 3101
chuck.fern@cushwake.com

Andrew Roberts

+1 732 243 3123
andrew.o.roberts@cushwake.com

99 Wood Avenue South, 8th Floor | Iselin, NJ 08830 | +1 732 623 4700
225 W Wacker Drive, Suite 3000 | Chicago, IL 60606 | + 312 424 8284
cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.