

269  
WYCKOFF  
MILLS ROAD

EAST WINDSOR, NJ

TURNPIKE FRONTAGE



Available Short or Long-Term  
Divisible to 50,000 SF

FOR LEASE  
121,500 SF

 CUSHMAN &  
WAKEFIELD



## // BUILDING SPECS

**TOTAL SIZE**

121,500 SF on 14.07 Acres

**TOTAL AVAILABLE**

121,500 SF  
(Divisible to 50,000 SF)

**OFFICE AREA**

1,400 SF (2nd FL)  
500 SF Shipping Office

**CEILING HEIGHT**

42' Clear

**LOADING DOORS**

27

**DRIVE-IN DOORS**

1

**COLUMN SPACING**

42' x 52.5'

**POWER**

1,500 kVA / 2,500 Amps

**SPRINKLER**

ESFR

**TAXES & CAM**

**\$3.60/SF**

**ASKING LEASE RATE**

Call for Pricing

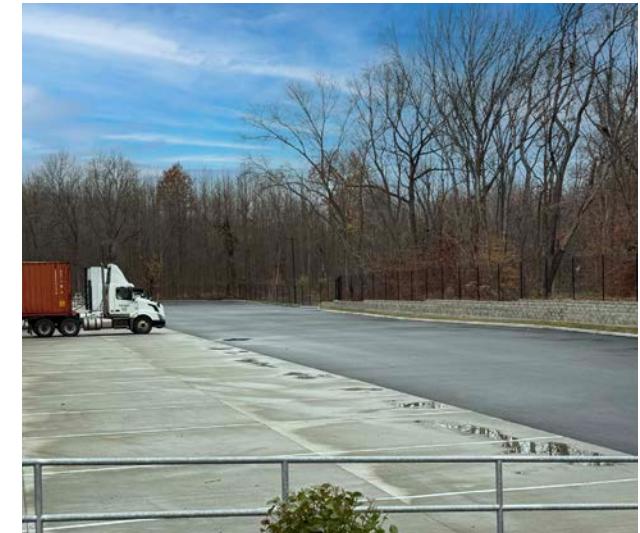
**OCCUPANCY**

Immediate

**COMMENTS**

- Docks Seals, 40,000 lb Hydraulic Levelers, Bumpers with Lighting
- T-5 Fixtures 20fc with Motion Sensors
- 35 Car Parking
- Racking Available

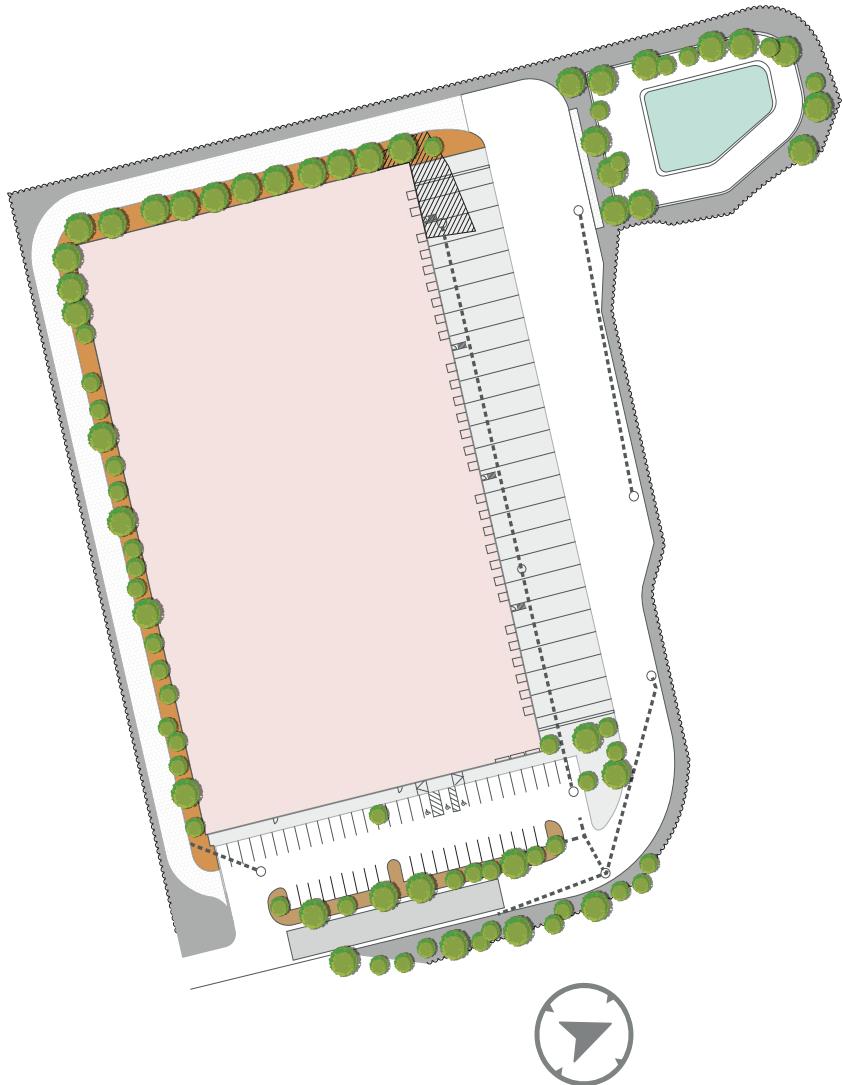
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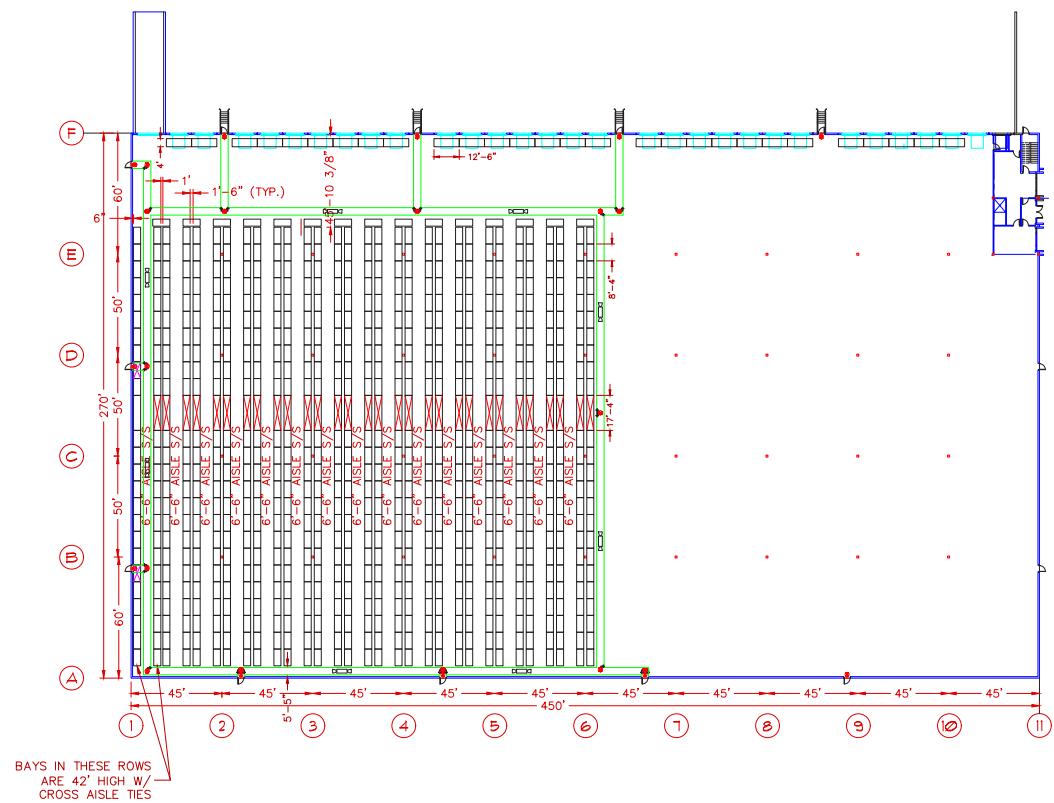
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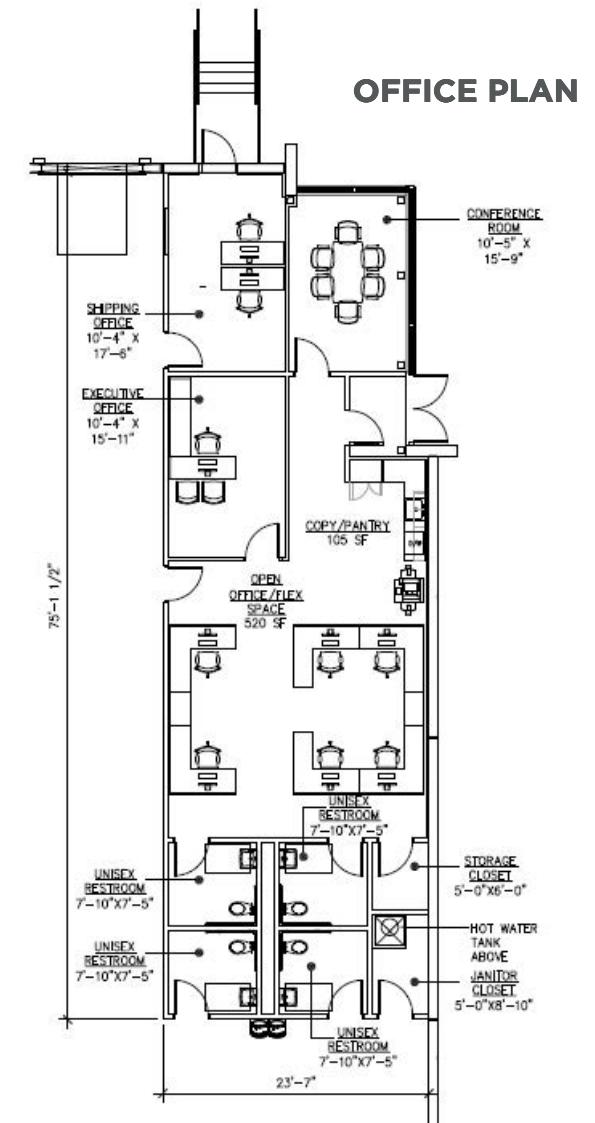
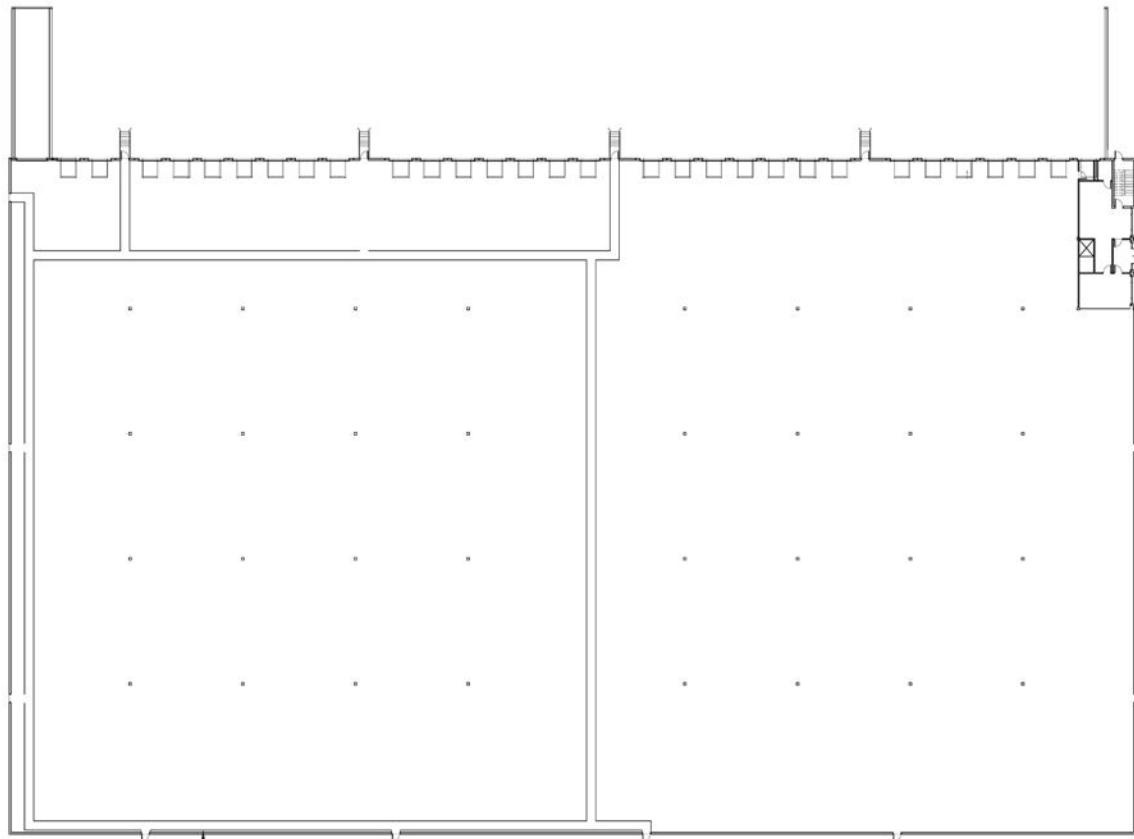
# // SITE PLAN

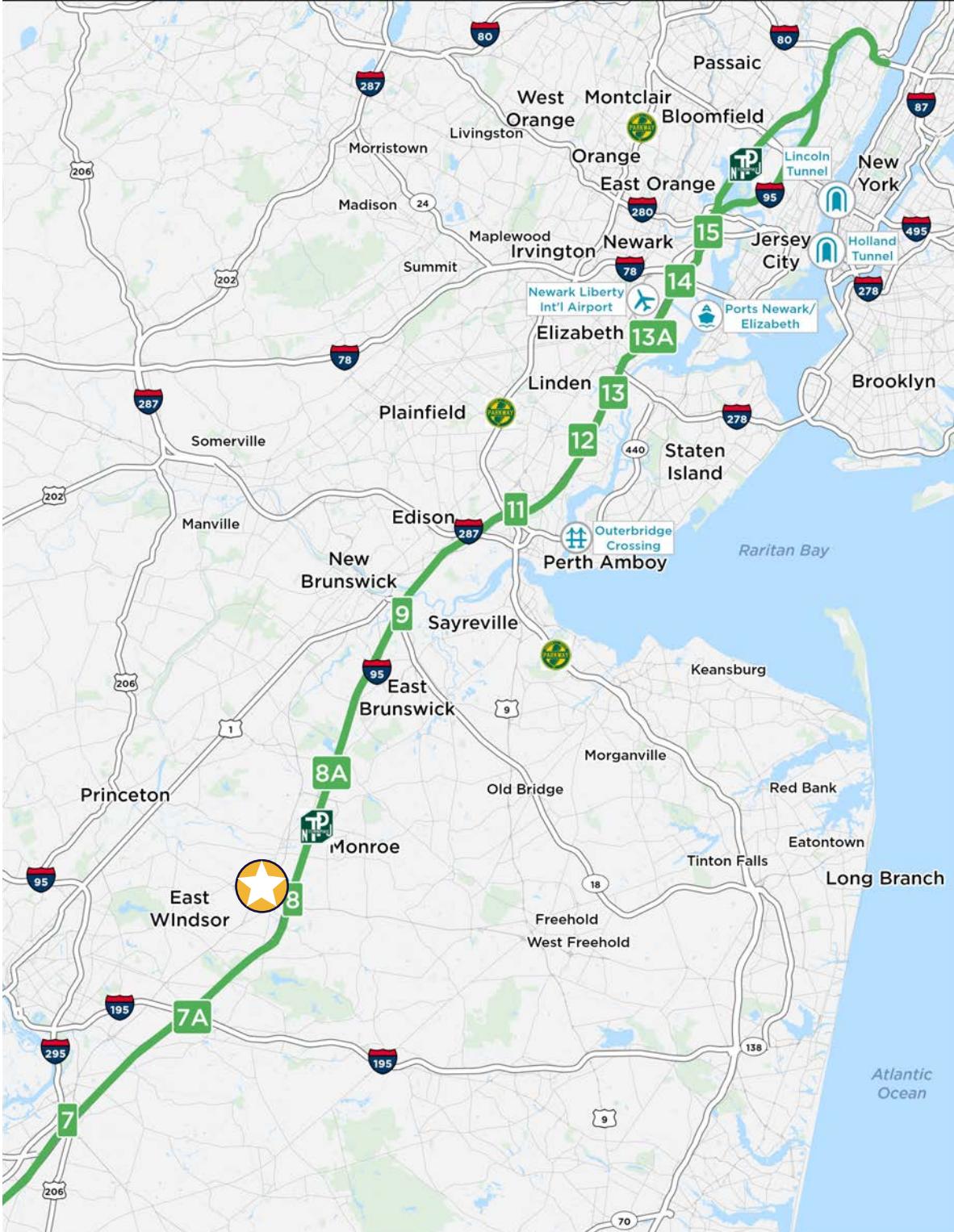


# // RACKING PLAN



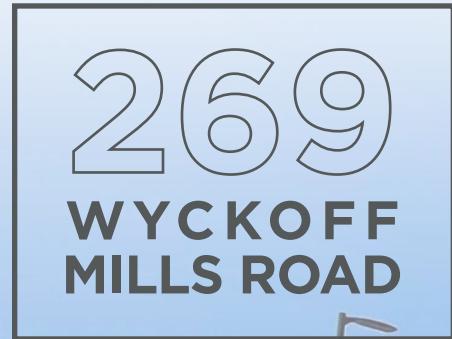
# // FLOOR PLANS





# // EXITS & DRIVING DISTANCES

<b>NJ Turnpike Exit 8</b>	0.5 mi
<b>Route 287</b>	28.0 mi
<b>Outerbridge Crossing</b>	28.3 mi
<b>Staten Island</b>	35.4 mi
<b>Route 78</b>	37.4 mi
<b>Ports Newark/Elizabeth</b>	42.0 mi
<b>Holland Tunnel</b>	48.3 mi
<b>Philadelphia</b>	48.3 mi
<b>Lincoln Tunnel</b>	52.3 mi
<b>Manhattan</b>	53.0 mi
<b>GW Bridge</b>	55.9 mi



EAST WINDSOR, NJ



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