



Jersey Avenue

Airport Road

FOR LEASE

1305 JERSEY AVE.

North Brunswick Township, NJ 08902



AVAILABILITY

1305 JERSEY AVE.
North Brunswick Township, NJ 08902



BUILDING SPECIFICATION

TOTAL SIZE: 95,000 SF on 6.57 Acres

TOTAL AVAILABLE: 95,000 SF

OFFICE AREA: 4,000 SF

CEILING HEIGHT: 24' 9"

LOADING DOORS: 15 Loading Docks
1 Drive-in Door

POWER: 1,200 Amps

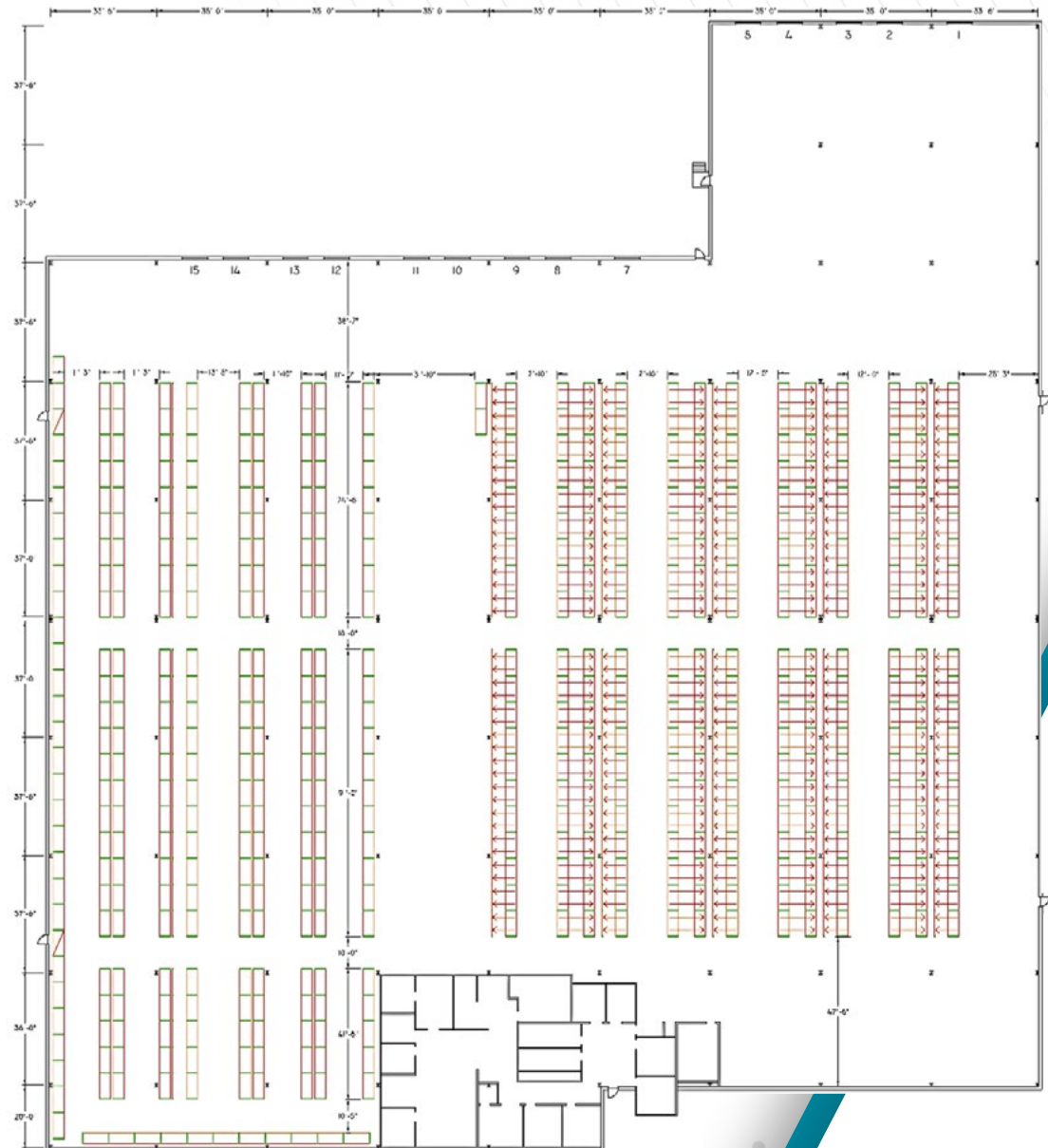
SPRINKLER: Wet

TAXES & INSURANCE: \$2.00/SF
(Taxes \$1.33/SF - 2024)

ASKING LEASE RATE: \$13.50/SF

COMMENTS:

- Available 30-60 Days
- Racking includes:
Over 5,000 Pallet Positions
- 20 Car Parking
- 1.5 Miles from NJ Transit
Train Stop



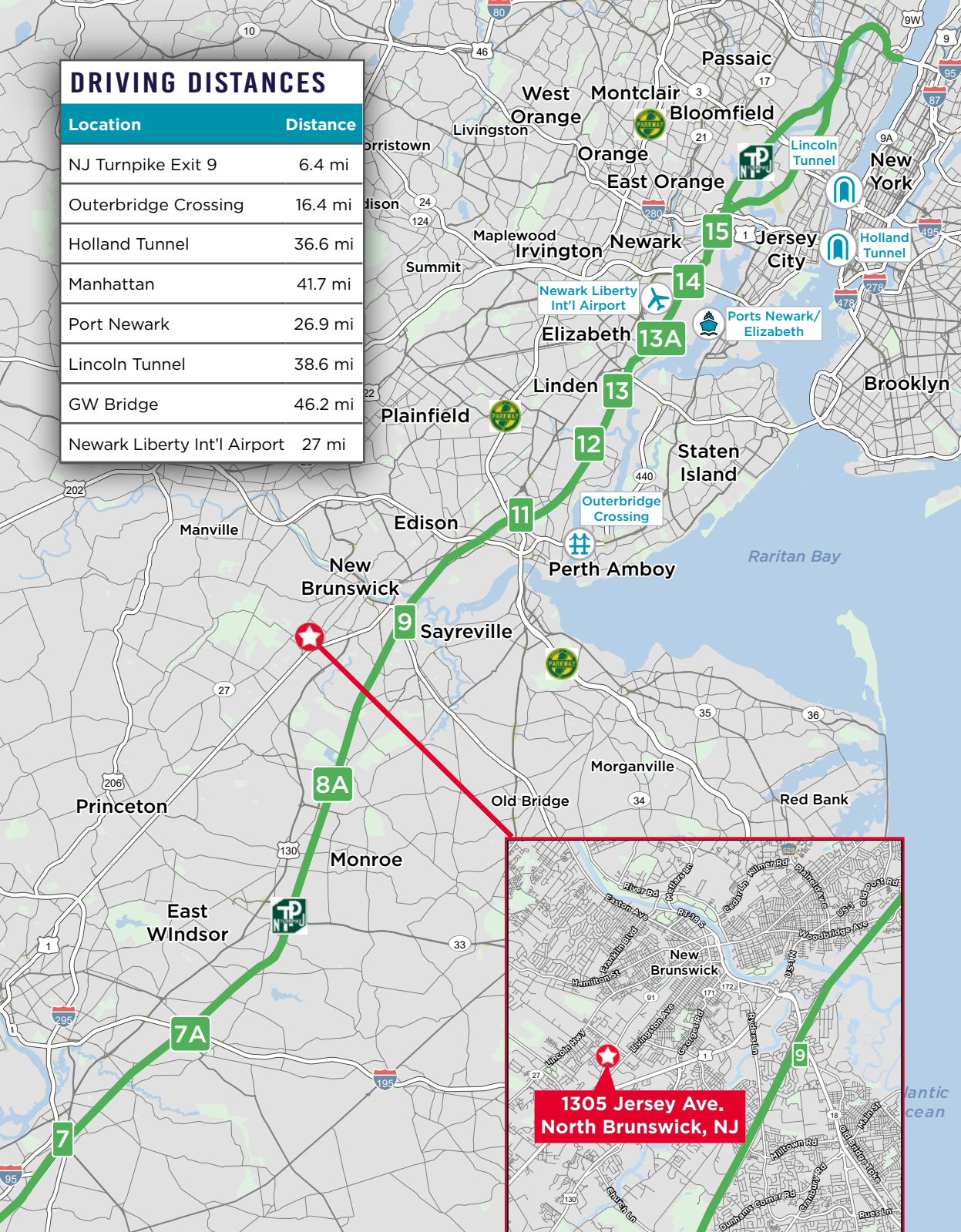
PHOTOS

1305 JERSEY AVE.
North Brunswick Township, NJ 08902



DRIVING DISTANCES

Location	Distance
NJ Turnpike Exit 9	6.4 mi
Outerbridge Crossing	16.4 mi
Holland Tunnel	36.6 mi
Manhattan	41.7 mi
Port Newark	26.9 mi
Lincoln Tunnel	38.6 mi
GW Bridge	46.2 mi
Newark Liberty Int'l Airport	27 mi



**1305 Jersey Ave.
North Brunswick, NJ**

For more information, please contact:

Charles Fern
+1 732 243 3101
charles.fern@cushwake.com

Jason Barton, SIOR
+1 732 243 3104
jason.barton@cushwake.com

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

One Meadowlands Plaza, 7th Floor
East Rutherford, NJ 07073
+1 201 935 4000

99 Wood Avenue South, 8th Floor
Iselin, NJ 08830
+1 732 623 4700
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.

