

LOCATED 1 MILE TO EXIT 8A

# 65,277 SF Available For Lease

Divisible to  $\pm 18,000$  SF

19 Commerce Court West, South Brunswick, NJ



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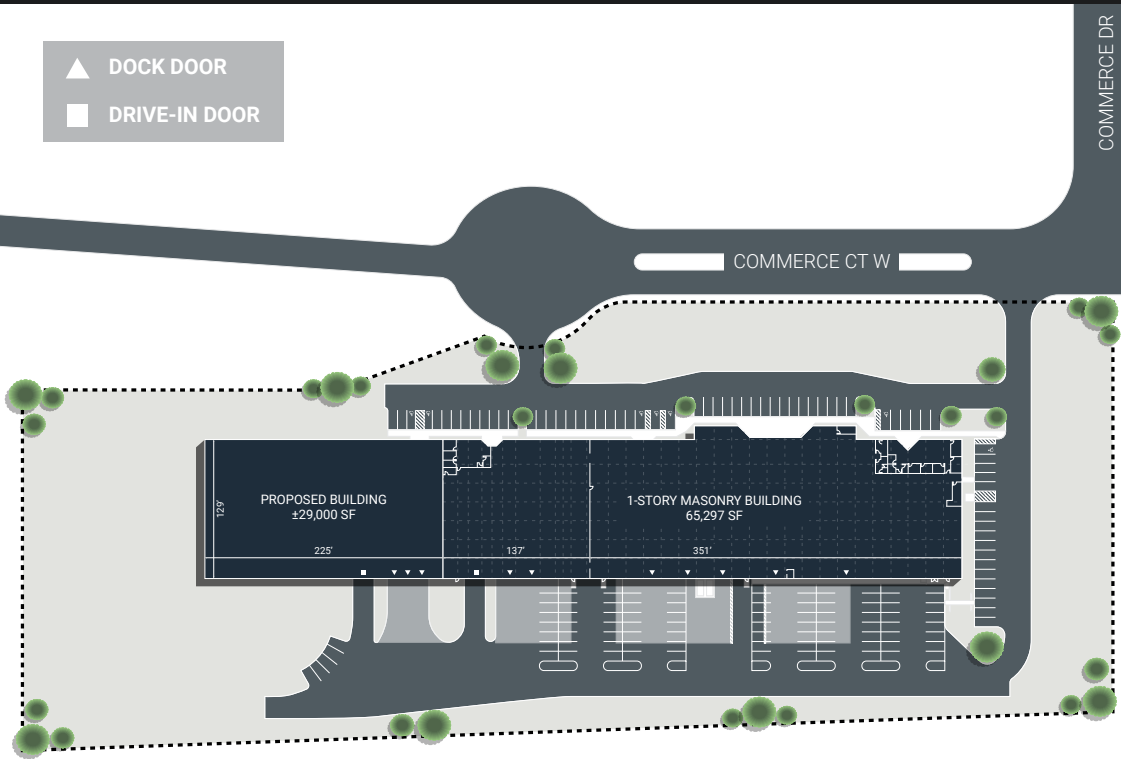


SOUTH BRUNSWICK, NJ

# Site Plan



- ▲ DOCK DOOR
- DRIVE-IN DOOR



**65,277 SF**  
Warehouse

**29,000 SF**  
Expansion

**22'**  
Clear Height

**40' X 40'**  
Column Spacing

**10**  
Dock Doors  
(Expandable)

**125**  
Auto Parking  
(Expandable)

**8.627**  
Acres

**I-3**  
Zoning

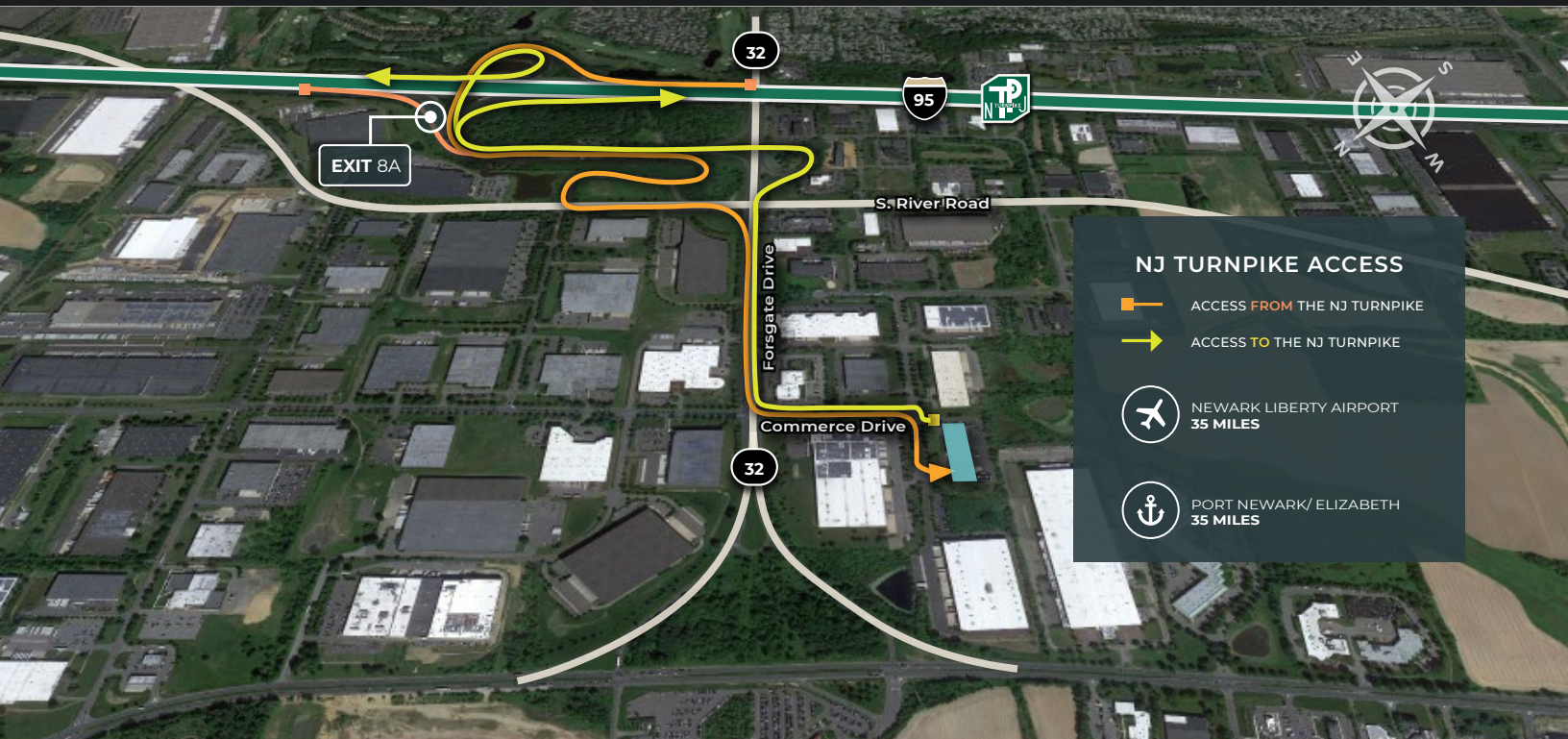
**2**  
Drive-Ins

**2,000**  
Amps

**NEW LED**  
Lighting

**NEW ESFR**  
System

**NEW**  
Roof



## NJ TURNPIKE ACCESS

- ACCESS FROM THE NJ TURNPIKE
- ACCESS TO THE NJ TURNPIKE

NEWARK LIBERTY AIRPORT  
35 MILES

PORT NEWARK/ ELIZABETH  
35 MILES