

FOR SUBLEASE

201 Circle Drive North

Piscataway, NJ 08854

+27,280 SF AVAILABLE FOR SUBLEASE



PLEASE CONTACT:

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CBRE



FEATURES

TOTAL AVAILABLE SF:	±27,280 SF
WAREHOUSE SF:	±24,174 SF
OFFICE SF:	±1,812 SF - SUITE 115 ±1,294 SF - SUITE 116 A
CEILING HEIGHT:	18'
LOADING:	2 loading docks 3 drive-in doors
PARKING:	Abundant car parking
POWER:	Ample
SPRINKLER:	Wet system
ASKING LEASE RATE:	Call for pricing
EST. TAXES & CAM:	\$3.71 PSF
OCCUPANCY:	30 – 60 Days
SUBLEASE TERM:	Through Jan. 31, 2028
COMMENTS:	Can be combined with ±19,903 SF Unit 114 for total of ±47,183 SF

- **Modern High-Tech/Flex**

Business campus setting featuring floor to ceiling windows, ribbed bridge and aluminum façade with quality office finishes.

- **Flexible Zoning**




LI-5 light industrial zoning allows for distribution, light manufacturing, labs, and office uses.

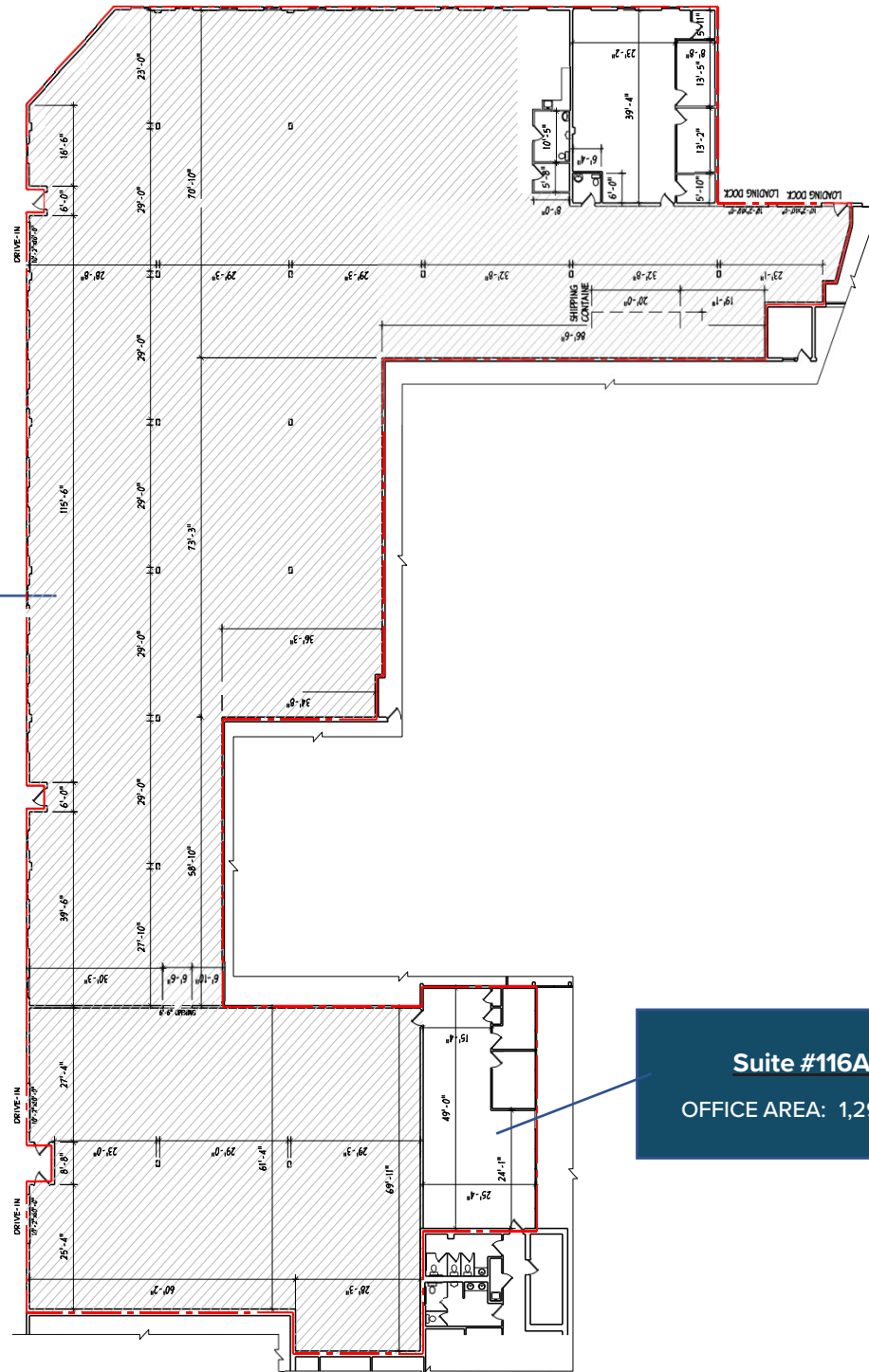
- **Corporate Neighbors**

Include Paychex, Roma Foods, Johnson & Johnson, Humanscale, L'Oreal USA, Amneal Pharmaceutical, Chanel Inc., Rutgers University, Best Buy, Fujitsu General, Kiss Products, and Kuehne & Nagel.

FLOOR PLAN

Suites #115 & #116A

	WAREHOUSE AREA:	24,174 SF
	OFFICE AREA:	1,812 SF
	OFFICE AREA (#116A):	1,294 SF
	TOTAL AREA:	27,280 SF



Suite #116A

OFFICE AREA: 1,294 SF

ACCESS



Situated in the highly desirable Rt 287 / Exit 10 industrial submarket, 201 Circle Drive North offers excellent regional access via two interchanges of I-287, access to the New Jersey Turnpike, Garden State Parkway, Routes 1, 18, 22, I-78 and I-80.

Exceptional area amenities include local shopping, banking, restaurants, and hotel accommodations within minutes.



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