



Specifications

±11,590 SF
AVAILABLE SPACE

Gymnastics, Volleyball, Basketball, Golf
Simulator, Baseball/Softball, Trampoline
Park, Kids Play Center, Roller Hockey,
Fitness Center, Gym
IDEAL USES

1,600 Amps, 3 Phase, 480 Volts
POWER

¼-AC, ½-AC and 1-AC Areas
OUTDOOR STORAGE OPTIONS

±9.95 AC (Block 9, Lot 28)
LOT SIZE

200+ Parking Spaces, Tenant Signage
Out Front, Directly Off Route 22
AMENITIES

13'4"
CEILING HEIGHT

I-1
ZONING

3 Docks
LOADING

\$15.75 PSF NNN
LEASE

For additional property information or to arrange an inspection,
please contact the exclusive broker:

Jack Schlenger
Associate
973.379.6644 x 239
Jack@blauberg.com

FOR LEASE | 22 READINGTON ROAD | BRANCHBURG, NJ



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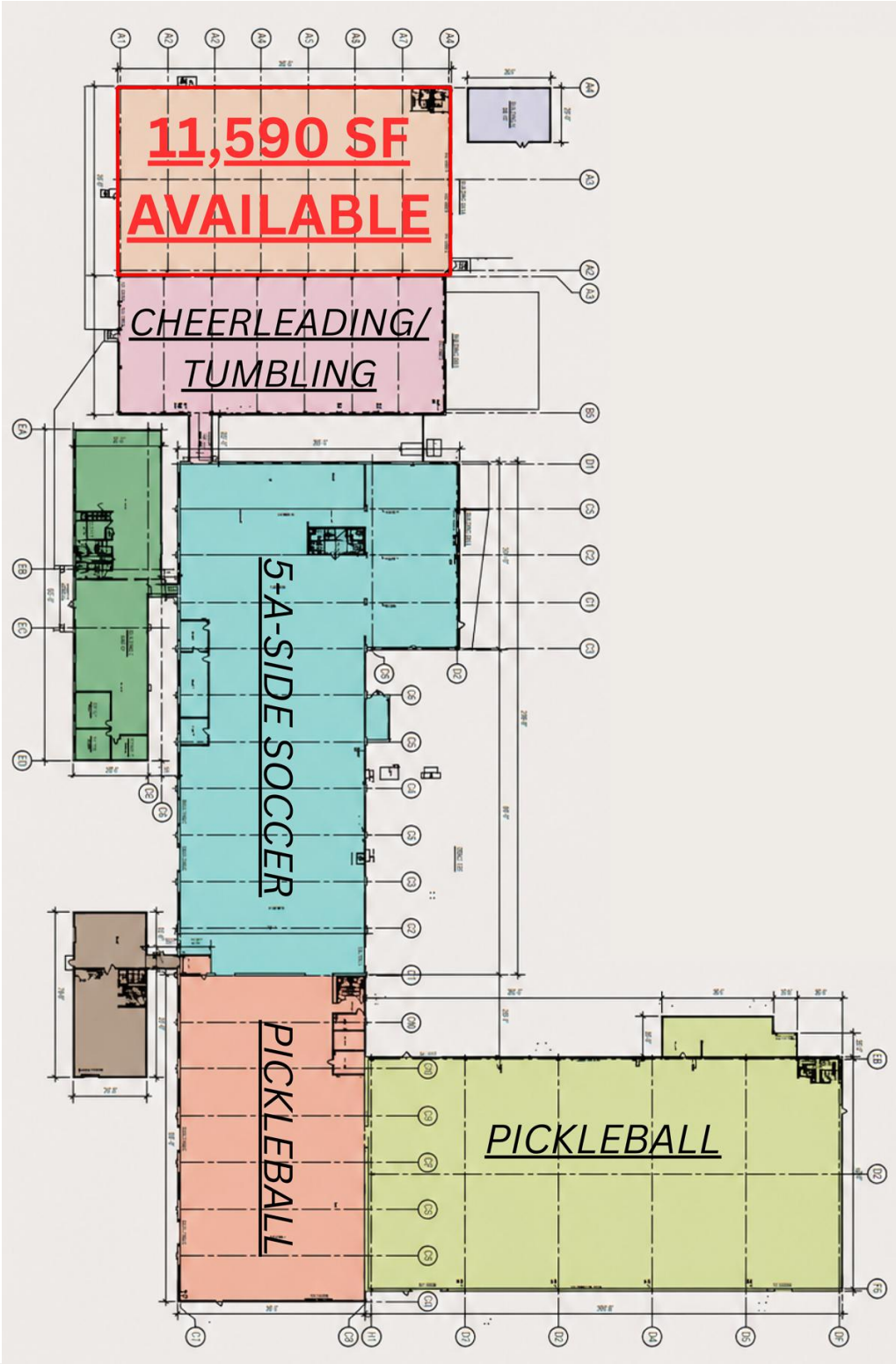


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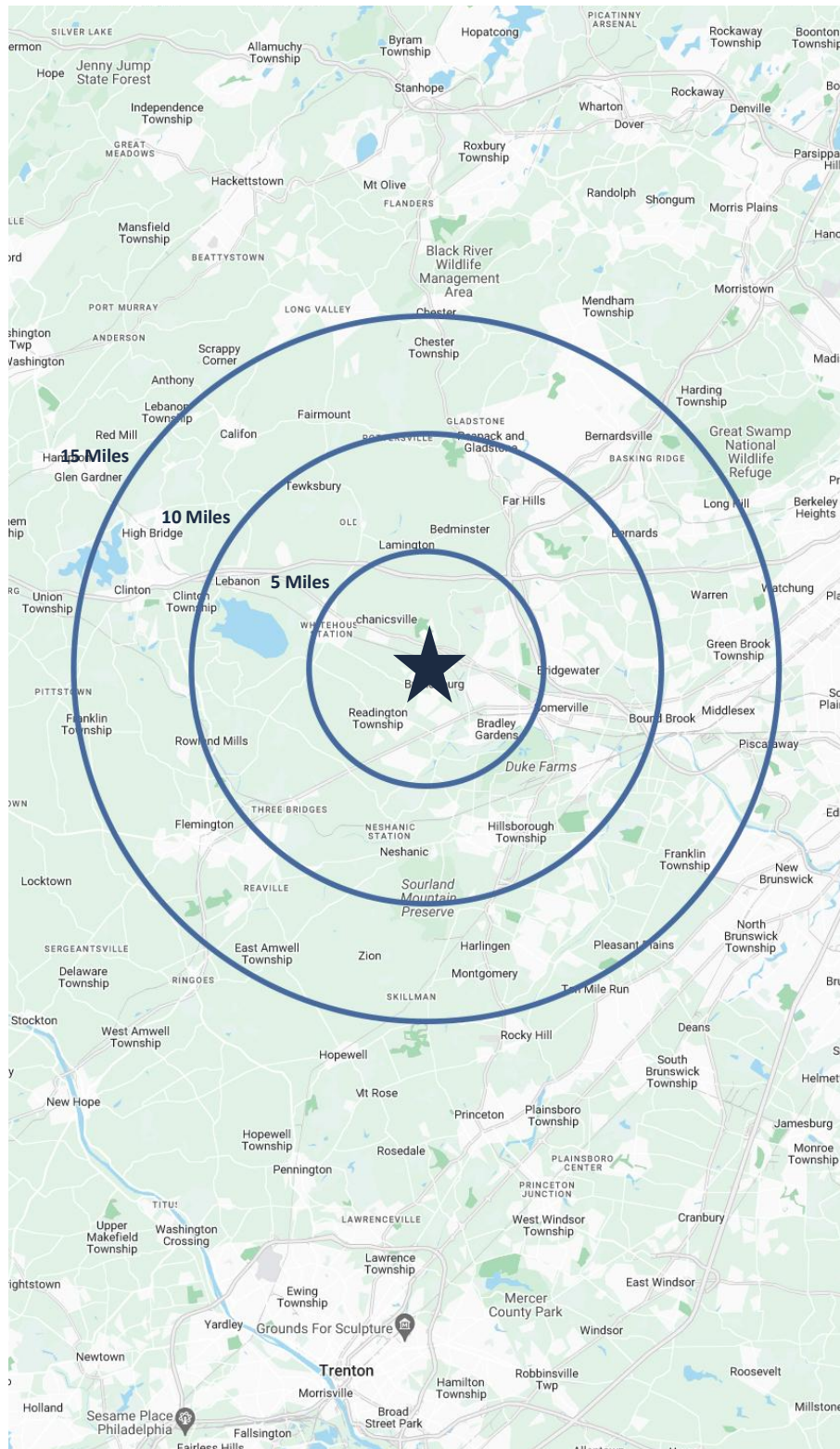




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5 MILES

- Total Population: 76,594
- Households: 29,660
- Median Household Income: \$161,141
- Average Household Size: 2.6
- Transportation to Work: 41,974
- Labor Force: 63,448

10 MILES

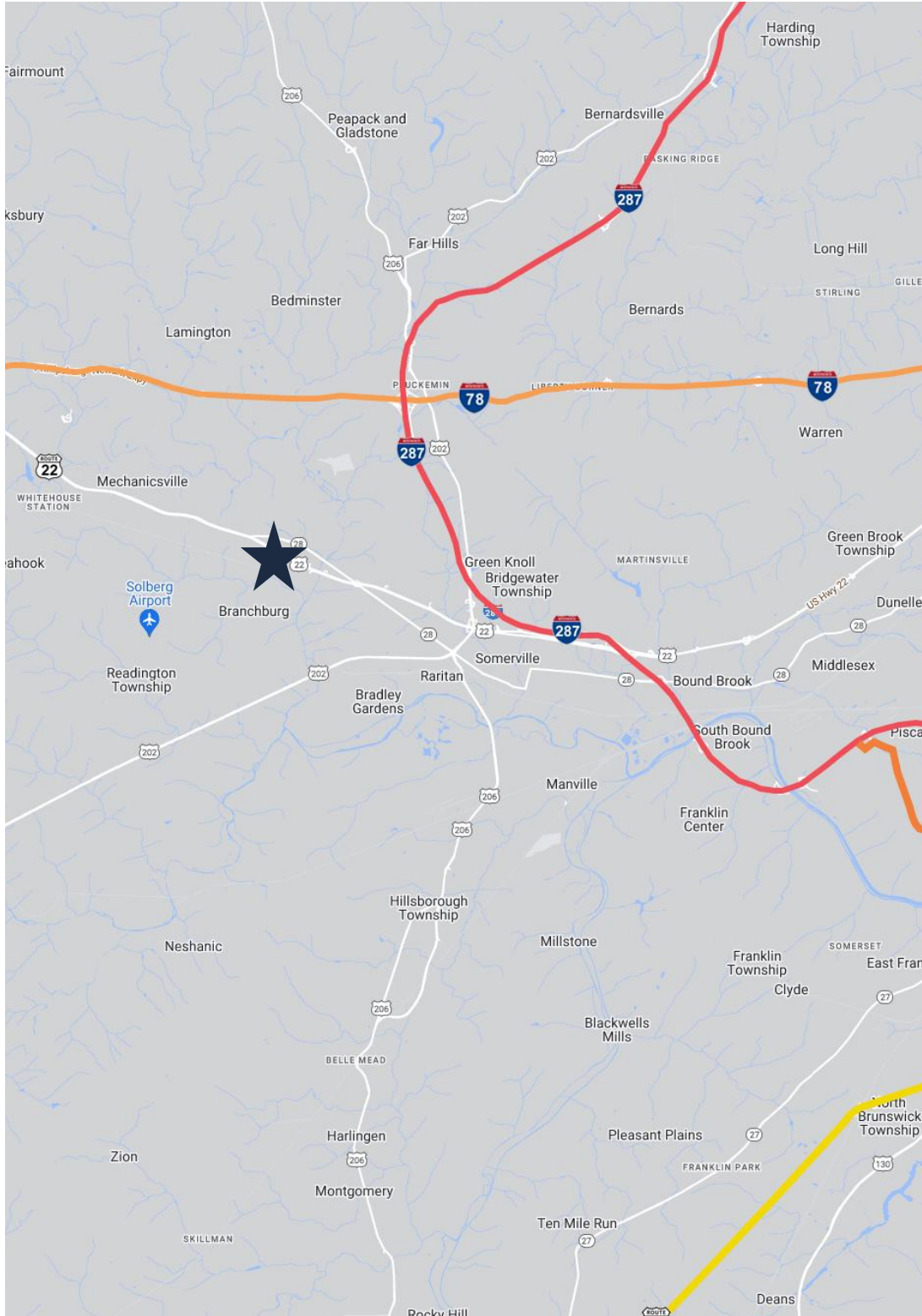
- Total Population: 262,155
- Households: 97,950
- Median Household Income: \$165,416
- Average Household Size: 2.6
- Transportation to Work: 141,936
- Labor Force: 216,226

15 MILES

- Total Population: 704,303
- Households: 247,084
- Median Household Income: \$153,962
- Average Household Size: 2.8
- Transportation to Work: 376,568
- Labor Force: 577,286

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ACCESSIBILITY



0.4 MI
Route 22



4.1 MI
Route 206



5.7 MI
I-287



8.5 MI
I-78 Exit 29

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