

3087 US 22 East Branchburg, NJ 08876

AWARECRE

FOR LEASE: \pm 27,270-45,000 SF



For More Information Please Contact:

John "Andrew" Warren

President

C: 908 - 304 - 2568

O: 908 - 882 - 2496

SPECIFICATIONS

± 27,270 - 45,000 sqft

± 7,581 sqft of Office

± 15' 9" Clear Heights

3 Loading Docks

±32' x 35' Column Spacing

±1,500 Amp / 480V

±5.0 Acres

Compressed Air Throughout

Zoned for Manufacturing, Assembly, R&D

Occupancy in 90 Days

Divisible to ± 27,270 sqft

LED Lighting Throughout

Recently Renovated

Outside Storage Available

Entire Facility Climate Controlled

Frontage on US-22 East

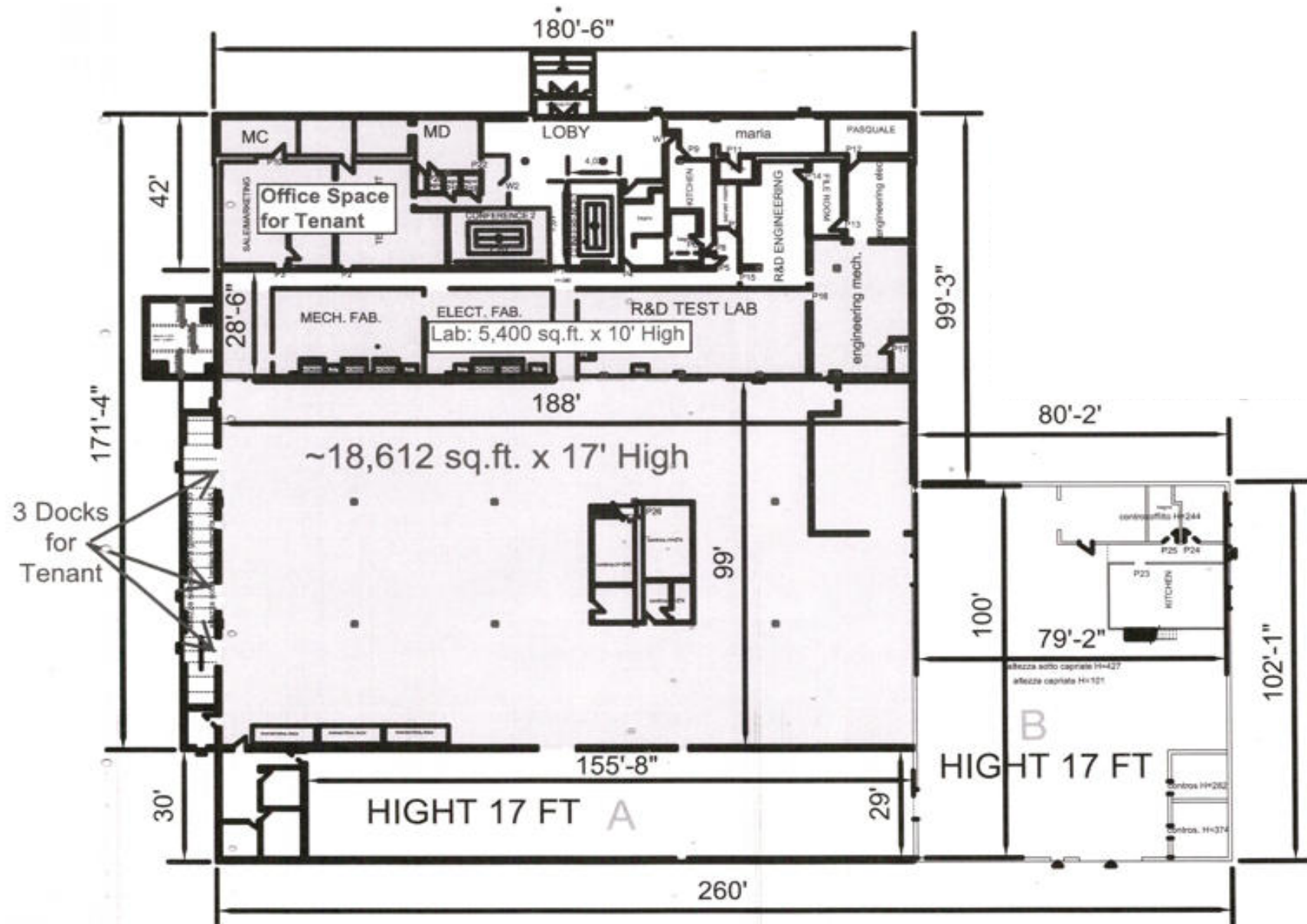
Access to I-78 and I-287

Private Landlord



All information provided is deemed reliable but is not guaranteed and should be independently verified.

FLOOR PLAN



AWARECRE

For More Information Contact:

John "Andrew" Warren

Licensed Real Estate Broker

Direct: 908-882-2496

Office: 908-882-2656

andrew@awarecre.com

**AWARE COMMERCIAL REAL ESTATE, INC.
2 TREE FARM ROAD, SUITE A200
PENNINGTON, NJ 08534**