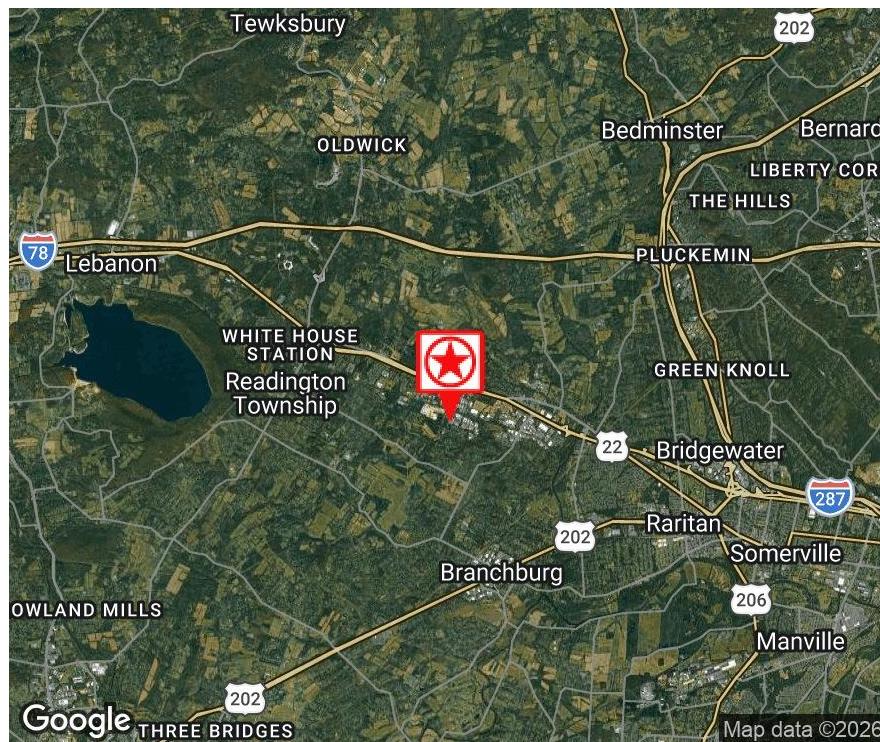
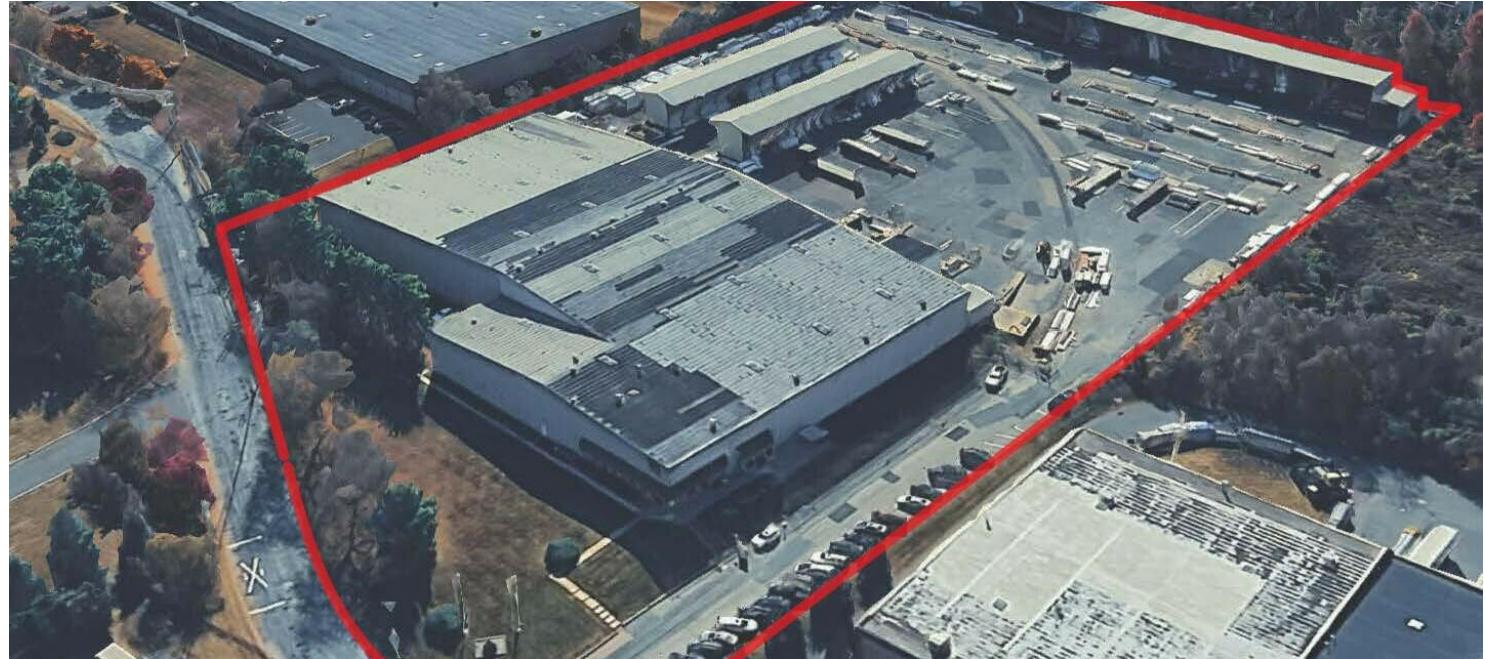


200 INDUSTRIAL PKWY
BRANCHBURG, NJ 08876

INDUSTRIAL PROPERTY FOR SALE



OFFERING SUMMARY

Building Size	+/-78,084 SF
Lot Size:	+/-8.4 Acres
Outside Storage:	+/-3.4 Acres
Rail:	Available
Sale Price:	Call For Details
Lease:	Possible
Real Estate Tax 2025:	\$173,805.00 (\$2.22 psf/yr)
Zoning:	I-1
Year Built:	1976



SHELDON GROSS REALTY, INC.

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

for more information:

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com

Joshua Glussky | (O): 973.325.6200 Ext.121 | (C): 908.256.0262 | jglussky@sheldongrossrealty.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.

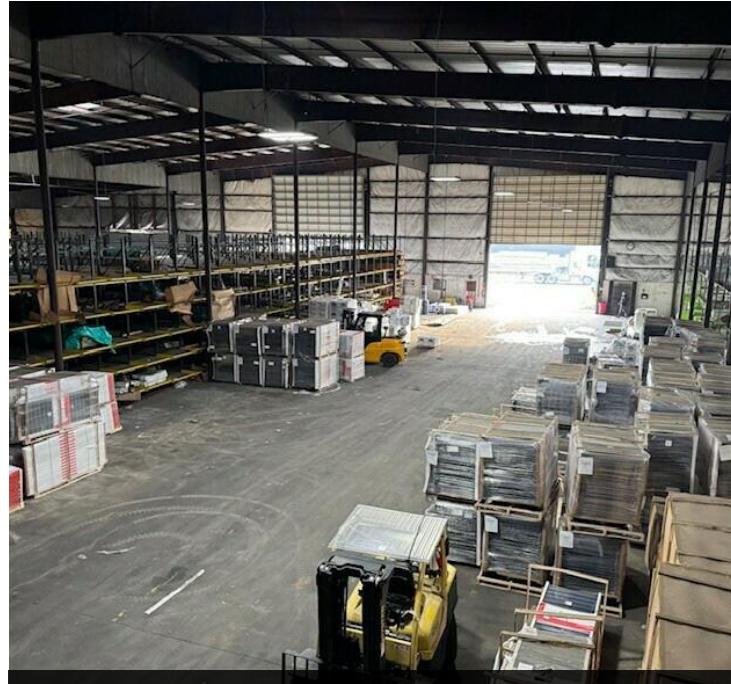
INDUSTRIAL PROPERTY FOR SALE

LOCATION OVERVIEW

Key Location & Logistics Features:

- Major Roadway Access: The location is directly served by Route 22 via Readington Road and County Line Road, offering quick connectivity to I-78 and I-287.
- Regional Connectivity: Positioned in Central New Jersey, this site acts as a logistical bridge between the New York City and Philadelphia markets.
- Infrastructure & Logistics: The 8.4-acre site in the County Line Industrial Park is suited for manufacturing/industrial use, with nearby access to the Port of Newark for international shipping.
- Proximity to Labor/Transit: The area is well-supported by local labor and infrastructure, including the North Branch NJ Transit station nearby.
- Proximity to NYC & Philadelphia: Branchburg is positioned midway between these major metropolitan hubs. New York City is approximately 35-45 minutes away via Newark (about 35 miles to Newark International Airport), while Philadelphia is roughly 1 hour and 25 minutes (approx. 55-73 miles).

SALE DESCRIPTION - PROPERTY WILL BE DELIVERED VACANT SPRING 2026



Warehouse 200 Industrial Pkwy Branchburg



+/- 3.4 Acres Fenced Outside Storage



SHELDON GROSS REALTY, INC.

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

for more information:

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com

Joshua Glussky | (O): 973.325.6200 Ext.121 | (C): 908.256.0262 | jglussky@sheldongrossrealty.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.