



FOR LEASE

120 CIRCLE DRIVE NORTH

PISCATAWAY, NJ

135,998 SF / 8.74 ACRES
CONRAIL FREIGHT SERVICE
DIRECTLY BEHIND BUILDING

AVAILABLE FEBRUARY 1, 2025

120 CIRCLE DRIVE NORTH

FOR LEASE

±135,998 SF on 8.74 Acres

Call for Pricing

PROPERTY HIGHLIGHTS

± 5,575 Office Area

24' Clear Ceiling Height

15 Loading Docks

1 Drive-in Door

40' x 30' Column Spacing

Wet Sprinkler System

800 Amps Power

3 Rail Doors (Conrail Serviced)

Ample On-Site Parking

Taxes & Insurance ± \$2.88/SF

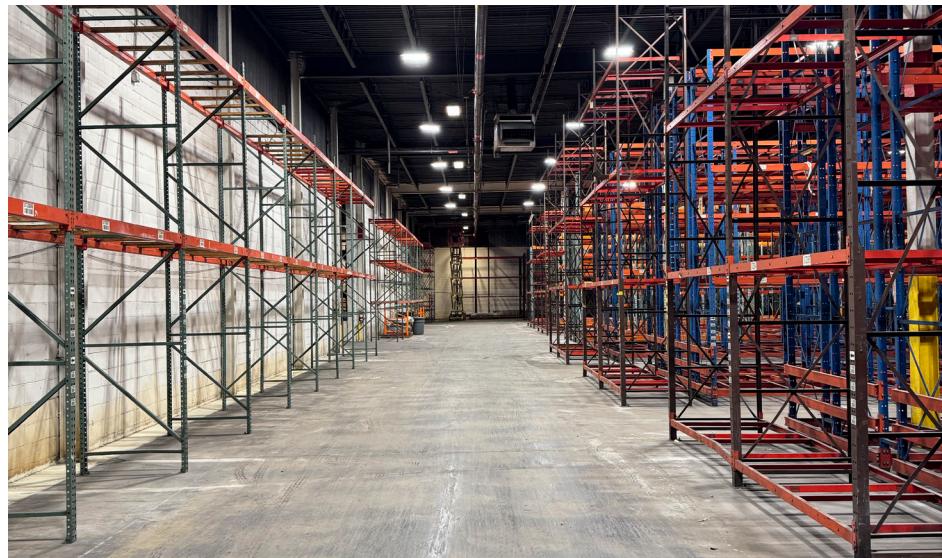
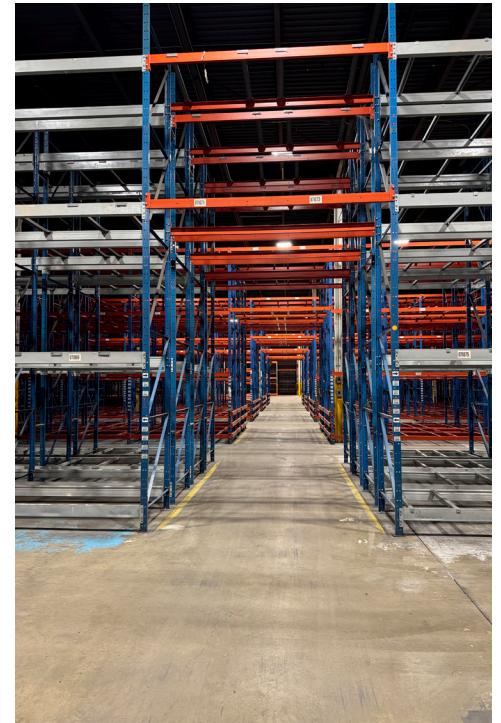


FENCED EXTERIOR TRAILER STORAGE



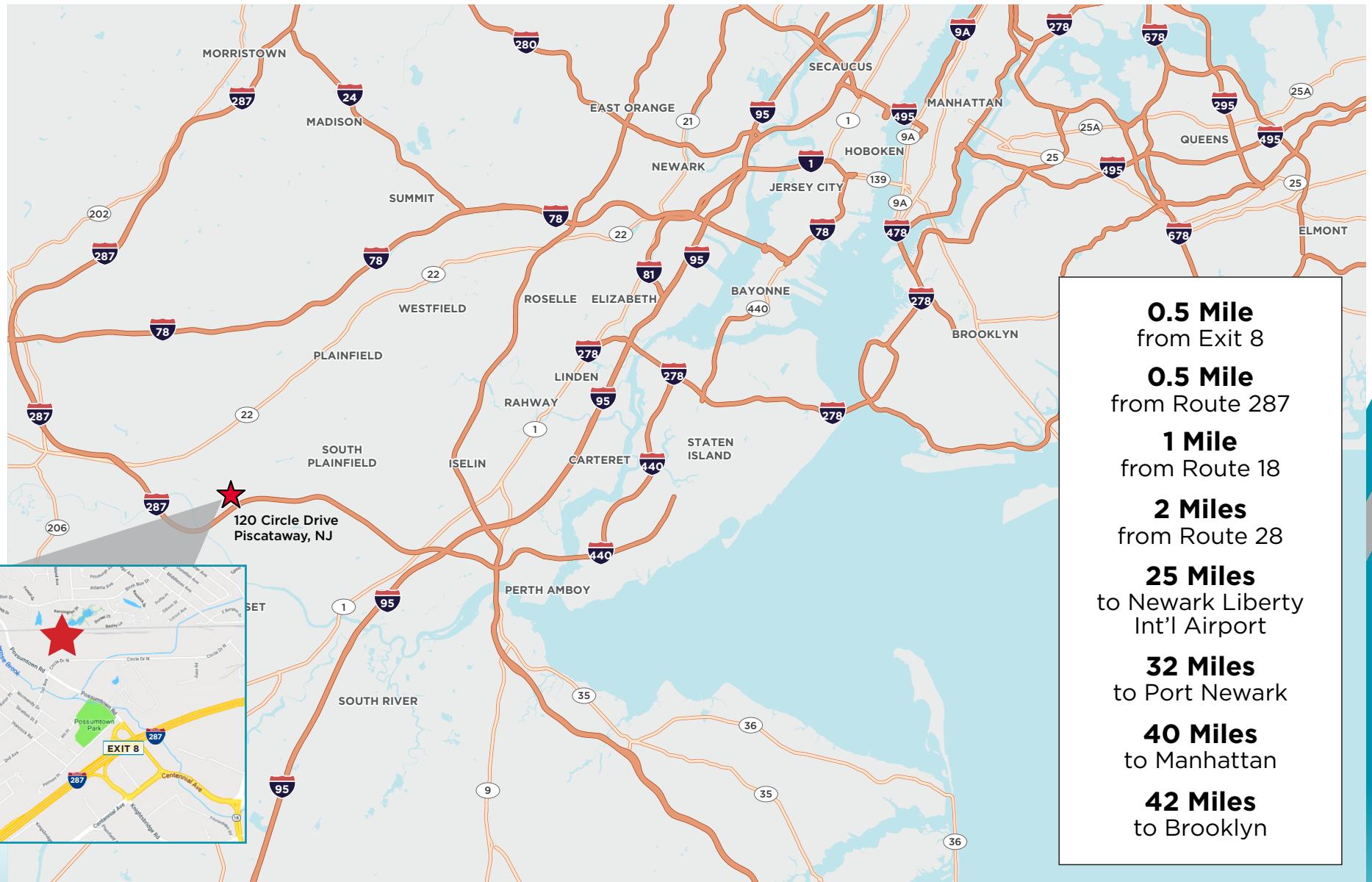
PROPERTY HIGHLIGHTS

New LED Lighting installed:



120 CIRCLE DRIVE NORTH

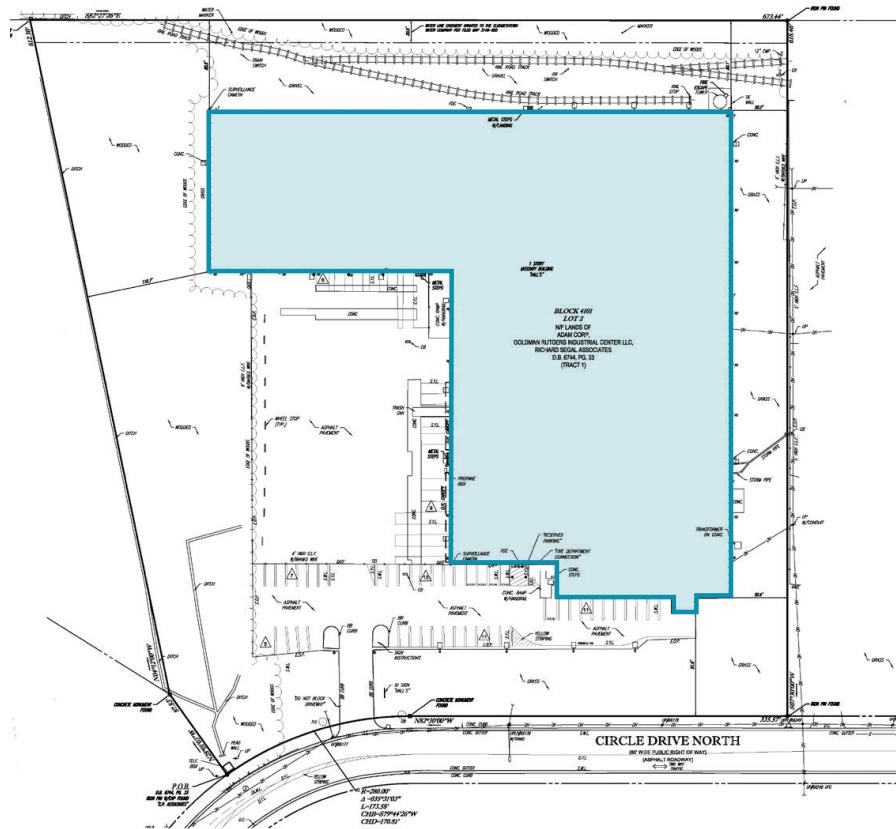
MAP



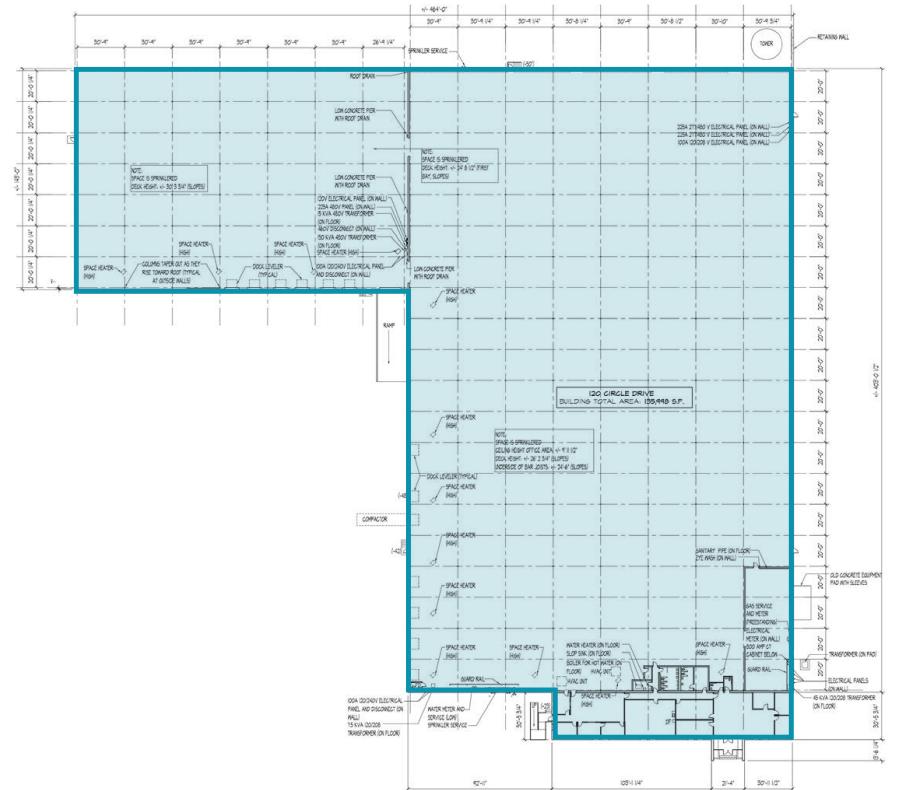
120 CIRCLE **DRIVE NORTH**



SITE PLAN



FLOOR PLAN



For more information, please contact:

CHARLES FERN

Executive Vice Chairman
+1 732 243 3101

chuck.fern@cushwake.com

JASON BARTON, SIOR

Vice Chair

+1 732 243 3104

chuck.fern@cushwake.com jason.barton@cushwake.com

One Meadowlands Plaza, 7th Floor

East Rutherford, NJ 07073

+1 201 935 4000

99 Wood Avenue S

Iselin, N.J. 08830

+1 732 623 4700

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.