

FOR SALE OR LEASE BROKERS ARE WELCOME

**30,000 - 102,905 SF
FOR LEASE DIVISIBLE**

10 FARRINGTON BLVD, MILLSTONE, NJ 08535



FOR MORE INFORMATION PLEASE CONTACT:

OURY COHEN

☎ 347-943-7601

✉ sanprinonproperties@gmail.com

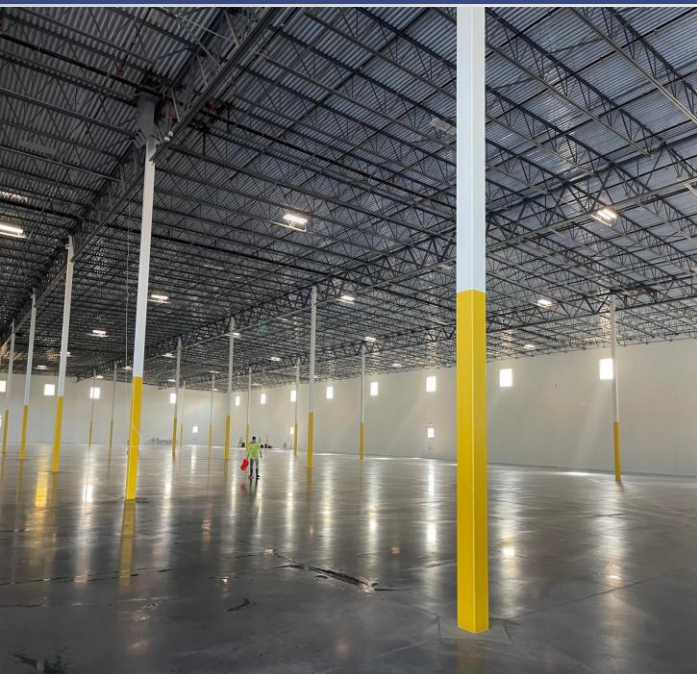




BUILDING SPECIFICATION

Building Size:	102,905 SF
Office Size:	2,500-5,000 SF (2 Floors)
Loading Docks:	10 Docks Drive-In
Doors:	1 Drive-In
Car Parking:	33 Spaces
Clear Height:	Approx 30'
Lighting	LED Motion Sensor
Power:	2,000 Amps (Expandable)
Sprinkler:	ESFR

PROPERTY PHOTOS



SITE PLAN



1 DRIVE-IN 10 DOCKS

70'

60'

TRUCK ACCESS
Two-way ingress/egress

OFFICE
3,000 SQ FT

490'

102,905 SF
AVAILABLE

52'

45'

216'

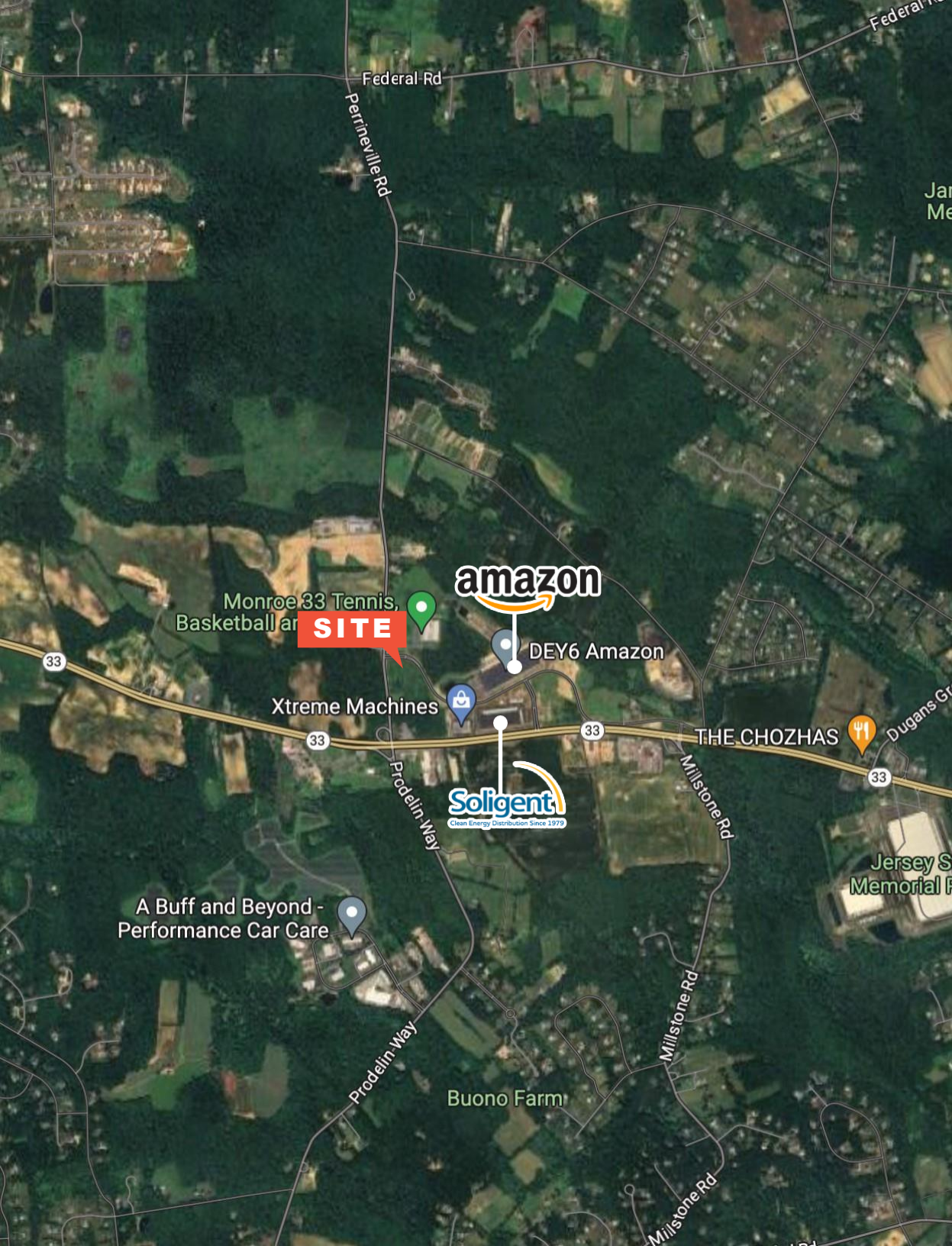
33 CAR SPACES

FARRINGTON BLVD

NEW JERSEY

33

HIGHWAY



LOCATION OVERVIEW

A prime location in Millstone, conveniently situated just off Route 33 and near Route 9, with easy access to NJ Transit in Wayne and the NJ Turnpike. This property offers a strategic position for a comprehensive supply chain solution, serving Northern New Jersey, NYC, and Philadelphia.

Route 33	0.2 mi
NJ Turnpike Exit 8	5 mi
Route 9	7.5 mi
Newark Airport	40 mi
PortNewark/elizabeth	45 mi
Midtown NYC	54 mi

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