

WAREHOUSE

# FOR LEASE



PREMIER LOCATION



**329 New Brunswick Avenue**  
Rahway, New Jersey

**±76,202 SF**

**DELIVERING LATE 2025**



Cold Storage Opportunity



Prime Port Location



Strong Labor Pool

# PROPERTY OVERVIEW

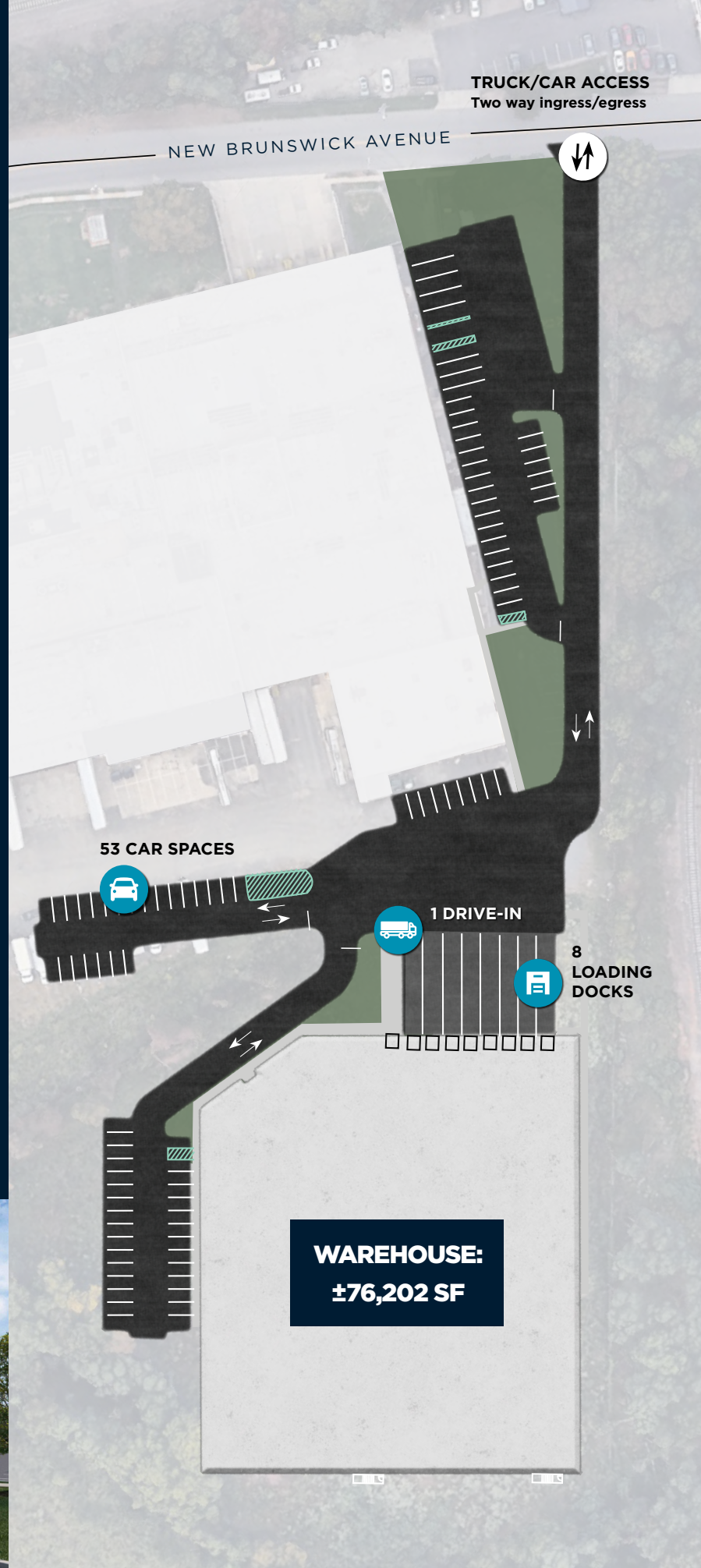
<b>Building Size</b>	±76,202 SF
<b>Loading Docks</b>	8; 9' x 10'
<b>Drive-In</b>	1; 14' x 16'
<b>Car Parking</b>	53 Spaces
<b>Clear Height</b>	36' <i>50' possible for Cold Storage Development</i>
<b>Column Spacing</b>	52' x 48' 60' Speed Bay
<b>Power</b>	2,000 Amps
<b>Lighting</b>	Motion Activated LED
<b>Sprinkler</b>	ESFR



**Heavy Power**



**Ceiling Height possible up to 50 ft for Cold Storage Development**





# PREMIER LOCATION

A premier location that is close proximity to Route 35 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 35	1 min	0.2 mi
GSP Exit 132	5 min	3 mi
NJ Turnpike Exit 11	12 min	6 mi
NJ Turnpike Exit 12	15 min	6.5 mi
Goethals Bridge	15 min	6.5 mi
Newark Liberty Airport	22 min	14.5 mi
Verrazzano Bridge	25 min	15 mi
Port Newark/Elizabeth	28 min	16 mi
Holland Tunnel	30 min	24 mi
Lincoln Tunnel	30 min	27 mi
GW Bridge	40 min	33 mi



**22 Minutes**  
to Newark Airport



**28 Minutes**  
to Port of Newark

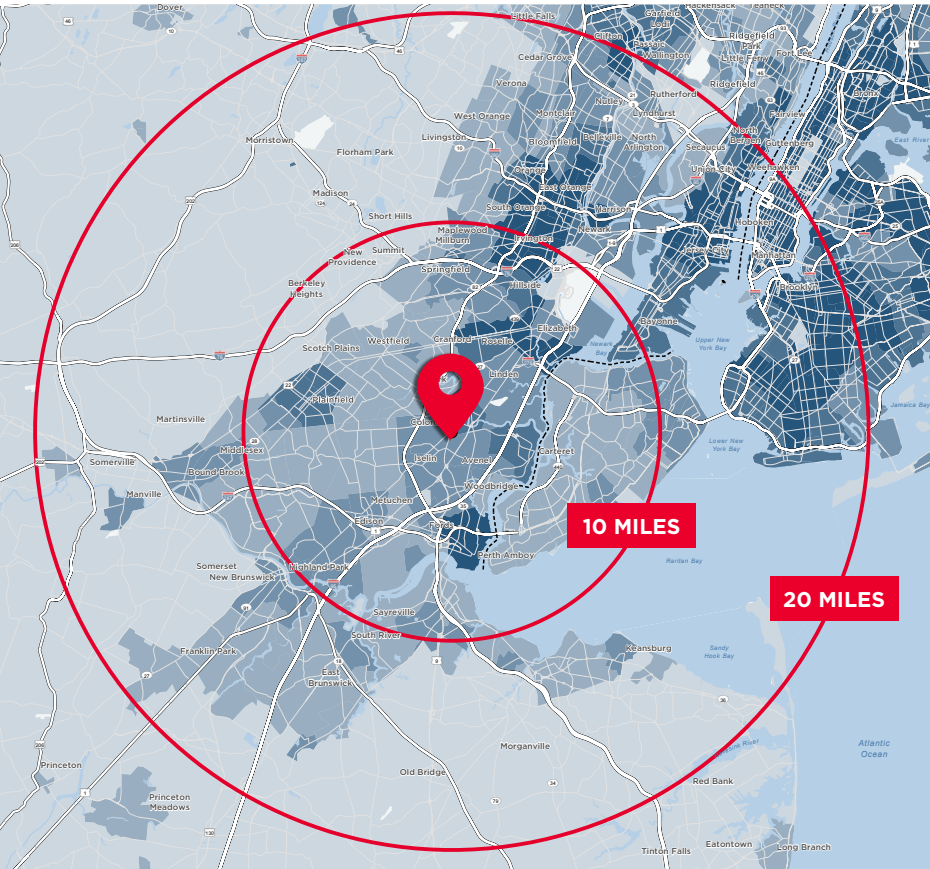


**35 Minutes**  
to Midtown NYC



# SITE DEMOGRAPHICS

Radius of 20 Miles



## Warehouse Workers Resident Density (Per Sq. Mi.)



**7,106,553**  
2023 TOTAL POPULATION



**2,731,940**  
2023 TOTAL HOUSEHOLDS



**2.54**  
2023 AVG HOUSEHOLD SIZE



**\$137,093**  
2023 AVG HOUSEHOLD INCOME



**38.1**  
2023 MEDIAN AGE



**\$702,684**  
2023 AVG HOME VALUE

## EMPLOYMENT

**8,191,195**  
2023 TOTAL DAYTIME POPULATION

**6,520.6**  
2023 DAYTIME POPULATION DENSITY (POP/SQ MI)

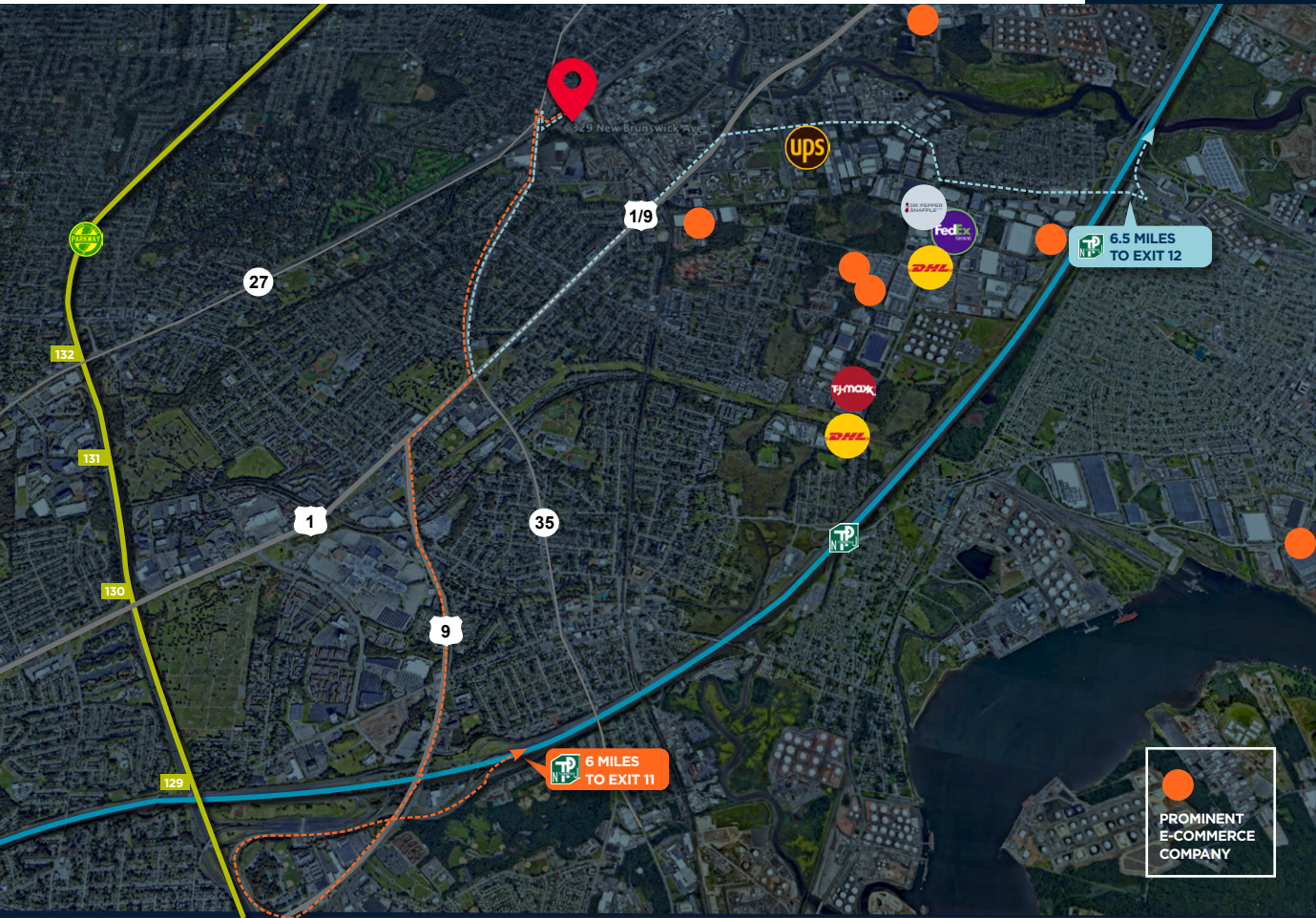
**56%**  
2023 DAYTIME POPULATION: WORKERS

**292,783**  
2023 TOTAL (SIC01-99) BUSINESSES

**44%**  
2023 DAYTIME POPULATION: RESIDENTS

**3,965,523**  
2023 TOTAL (SIC01-99) EMPLOYEES





329 NEW BRUNSWICK AVE | RAHWAY, NJ

# CONTACT US

**Bill Waxman, SIOR**

*Vice Chair*  
 +1 201 394 9989  
 bill.waxman@cushwake.com

**David Gheriani**

*Executive Director*  
 +1 908 675 5080  
 david.gheriani@cushwake.com

**Mindy Lissner, SIOR**

*Vice Chair*  
 +1 732 261 6319  
 mindy.lissner@cushwake.com

**Michael Ugarte**

*Senior Associate*  
 +1 732 690 1588  
 michael.ugarte@cushwake.com

**Steven Beyda**

*Senior Vice President*  
 + 1 732 245 8134  
 steven.beyda@woodmontind.com



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