

**114 Melrich Road, Cranbury, NJ 08512**  
**765 sq ft Office + 5,005 sq ft Warehouse space**  
**Turnkey Warehouse and Office**  
**Available for Rent starting October 15, 2023**



# OVERVIEW

114 Melrich Rd, Cranbury, NJ, is a 225,815 SF single-story multi-tenanted Class B industrial building built in 1988. Ceiling height is 22-24 Ft clear. The building has 26 exterior tailboards and 5 oversize (12 x 14 Ft) drive in doors. It is heated by gas hot air units, fully sprinklered with wet system, bay size 40' x 30' and 100 car parking.

The building has 5 units, one of which has 5,770 SF available for sub-lease. The unit has total of 21,280 SF space with lease expiration date of March 31, 2028.

## STRENGTHS

- Located in the 8A Exit Industrial Market
- Easily accessible to major transportation routes (NJT, Routes 1 & 130)
- Unprecedented demand for warehouse space in the region
- Limited small SF spaces available within the 8A market
- Facility grounds are well-manicured
- Interior is bright and clean; LED lighting installed recently. Fully county permitted and compliant.
- Operational warehouse with two e-commerce focused occupants
- Available space has Metal Shelving already organized for pick and pack in rows. This can be removed to hold pallets.
- Common areas included 2 restrooms (2 stalls each), kitchen area, 2 loading docks, carrier/deliveries entrance

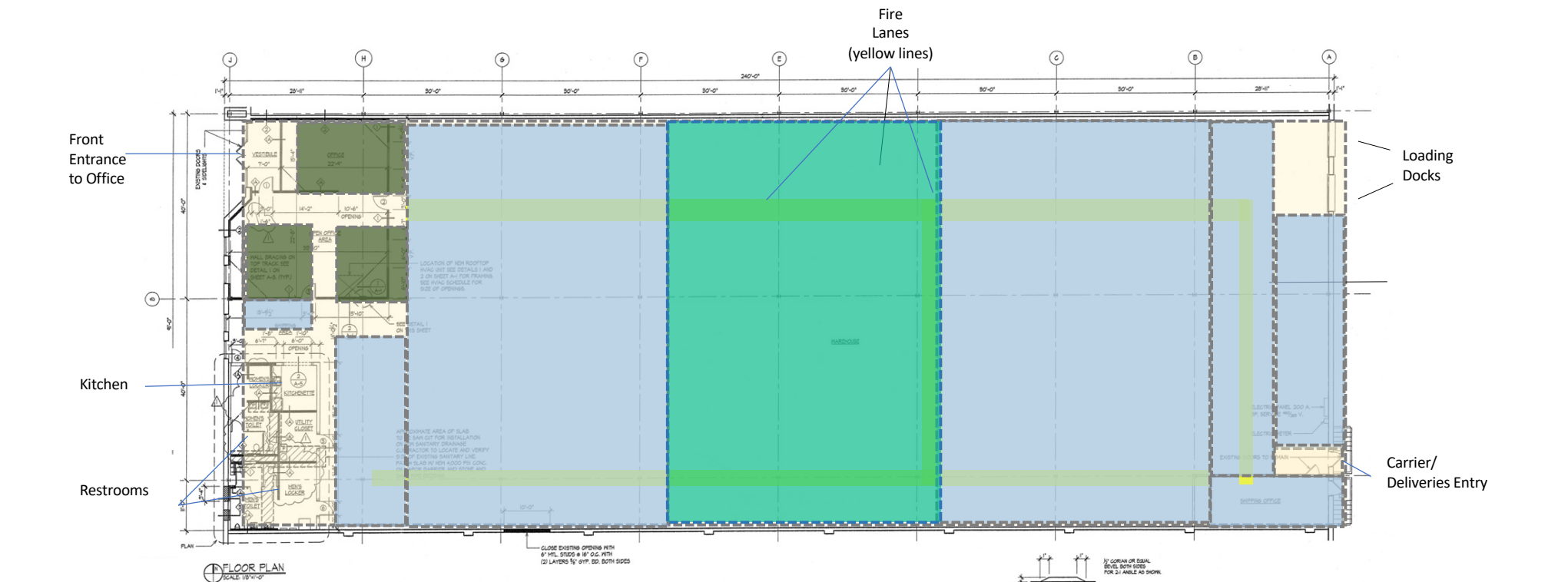
## SPACE FOR RENT

Total 5,770 sq ft  
\$18 per SF Gross Annual Rent (5% annual increase);  
no other NNN or surprise charges  
Min 3-year Sub-Lease; 3-month security deposit  
E-commerce/Dry Goods usage preferred  
Need property and gen liability insurance  
Need financials for Master Landlord approval

## CONTACT (via text)

1 718 710 6171 (Elise; Current Lessee)  
1 212 972 2975 (Dea)

## FLOOR PLAN



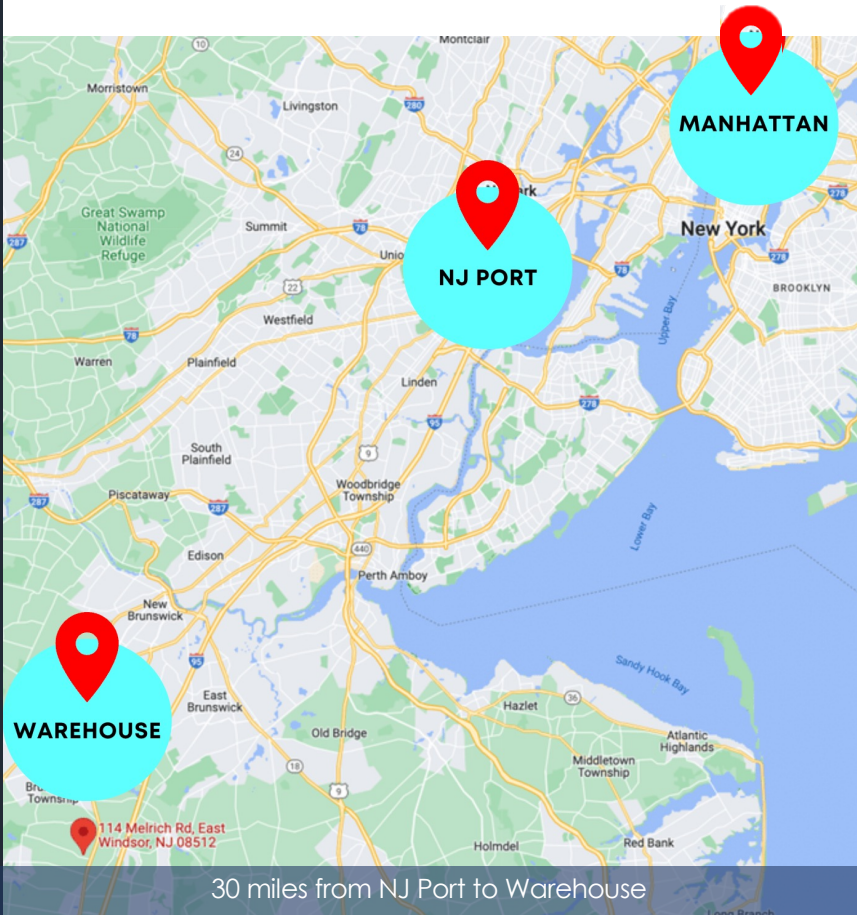
Warehouse Space Available 5,005 SF

100

Office Space Available 765 SF



**MORE INFO**



# INTERIOR



Entrance



Main Space Office



Side Office



Kitchen

