

INDUSTRIAL SPACE FOR SUBLLEASE

51 STOUTS LANE, UNIT 7

MONMOUTH JUNCTION, NJ 08852

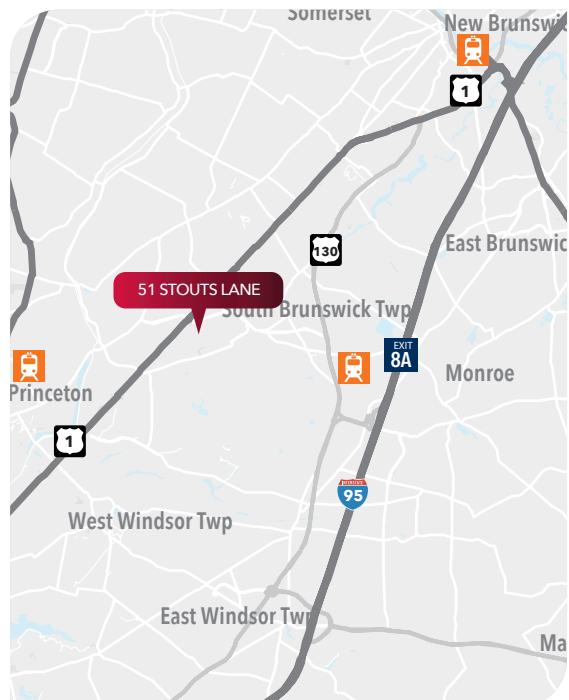
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IMMEDIATE OCCUPANCY



PROPERTY OVERVIEW

AVAILABLE SF (DIVISIBLE):	Total SF: 17,500 SF Flex (previously 3 units) 15,000 SF Warehouse 2,000 SF Office Minimum Sublease: 7,500 SF
CEILING HEIGHT:	18'
COLUMN SPACING:	25'W x 50'D
LOADING:	3 Loading Docks
PARKING:	Ample (Front and Rear)
COMMENTS:	<ul style="list-style-type: none">• 3 Rear Emergency Exits• Multiple Front Facing Entrances• Bathrooms Inside the Office(s)• Forklift Charging Station Installed• No Current Racking
LOCATION:	<ul style="list-style-type: none">• Direct access to Route 1• 1 Mile from Princeton Hospital• Walking distance from South Brunswick High School



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Beth Chezmar
beth.chezmar@lee-associates.com
C 908.477.0291

Kyle Janoczkin
kjanoczkin@lee-associates.com
C 732.447.6057

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

**INDUSTRIAL SPACE FOR SUBLICENSE
51 STOUTS LANE, UNIT 7
MONMOUTH JUNCTION, NJ 08852**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

UNIT PHOTOS



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Beth Chezmar
beth.chezmar@lee-associates.com
C 908.477.0291

Kyle Janoczkin
kjanoczkin@lee-associates.com
C 732.447.6057

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.