

LOCATED 1 MILE TO EXIT 8A

Fully Renovated 65,297 SF Warehouse For Lease

Divisible to 17,445 SF

19 Commerce Court West, South Brunswick, NJ

Recent Renovations:

- New Roof
- New LED Lighting
- New ESFR Sprinkler System
- Exterior Painting
- New Loading & Truck Court
- New Office



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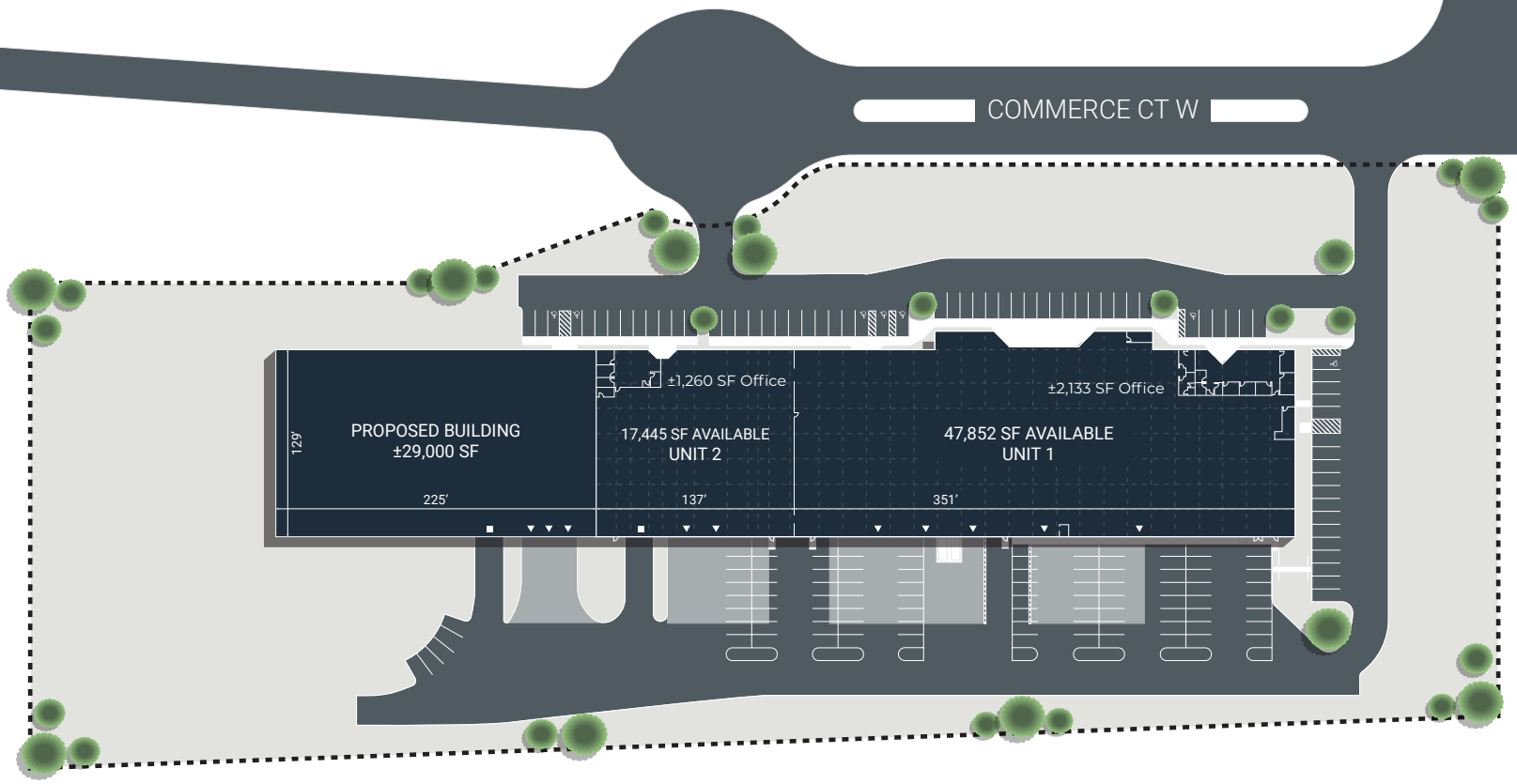
KBC Advisors
90 Woodbridge Center Drive, Suite 110
Woodbridge, NJ 07095



KBCADVISORS

Site Plan

▲ DOCK DOOR
 ■ DRIVE-IN DOOR



UNIT 1
47,852 SF
 Available

±2,133 SF
 Office

UNIT 2
17,445 SF
 Available

±1,260 SF
 Office

65,297 SF Total Available	29,000 SF Expansion	8.627 Acres	22' Clear Height
10 Dock Doors (Expandable)	2 Drive-Ins	54 Auto Parking	I-3 Zoning
40' X 40' Column Spacing	2,000 Amps	NEW LED Lighting	NEW Roof

Local Access

NJ TURNPIKE ACCESS

← ACCESS FROM THE NJ TURNPIKE

→ ACCESS TO THE NJ TURNPIKE



NEWARK LIBERTY AIRPORT
35 MILES



PORT NEWARK/ ELIZABETH
35 MILES

EXIT 8A

FORSGATE DRIVE

32

19 COMMERCE COURT

95



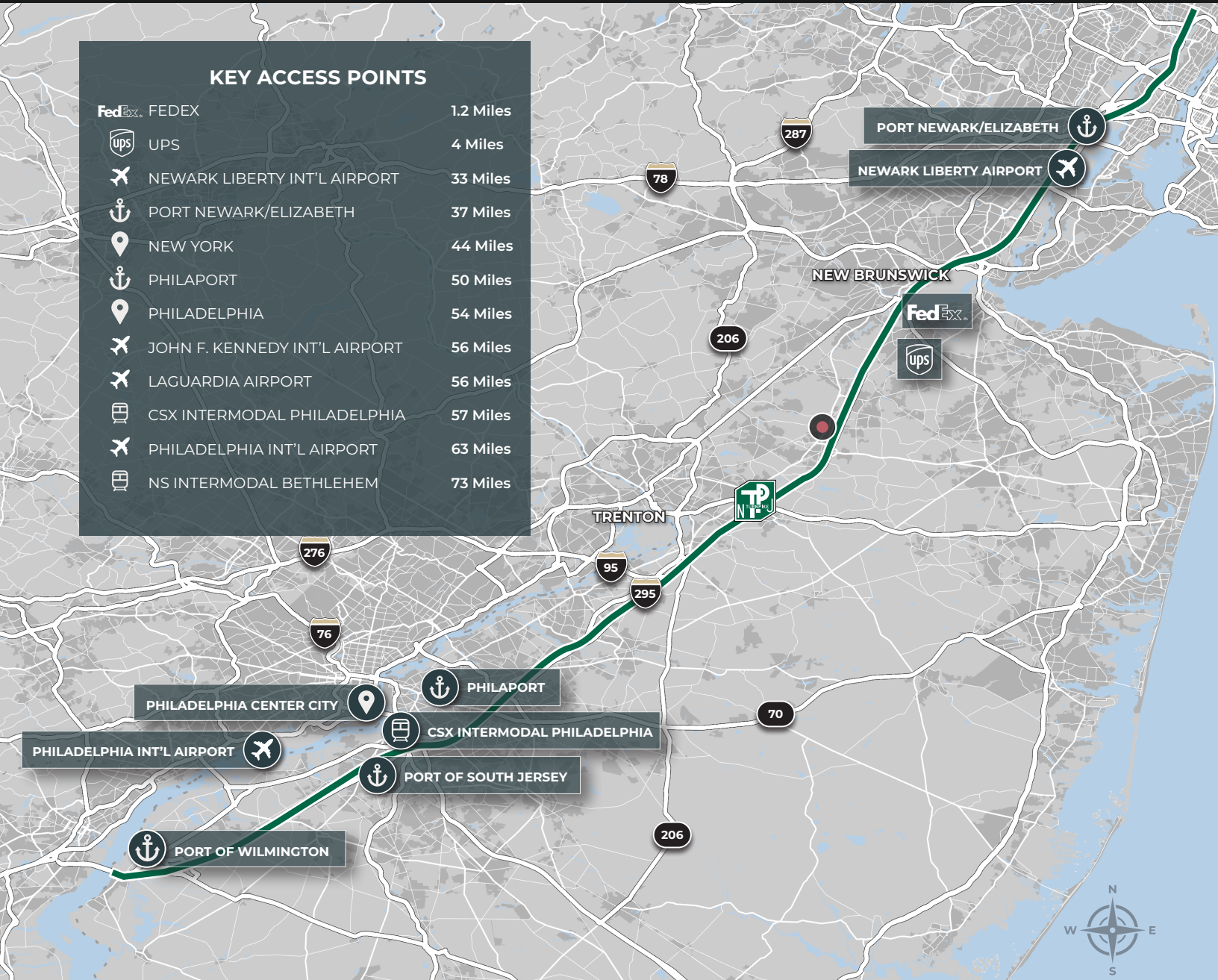
S RIVER RD



Premier Regional Connectivity



KEY ACCESS POINTS	
FedEx FEDEX	1.2 Miles
UPS	4 Miles
NEWARK LIBERTY INT'L AIRPORT	33 Miles
PORT NEWARK/ELIZABETH	37 Miles
NEW YORK	44 Miles
PHILAPORT	50 Miles
PHILADELPHIA	54 Miles
JOHN F. KENNEDY INT'L AIRPORT	56 Miles
LAGUARDIA AIRPORT	56 Miles
CSX INTERMODAL PHILADELPHIA	57 Miles
PHILADELPHIA INT'L AIRPORT	63 Miles
NS INTERMODAL BETHLEHEM	73 Miles



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