

**AVISON
YOUNG**

For Lease

201 Wilton Ave, Middlesex, NJ



±21,000 sf

Class A IOS/ISF on 3.1 acres

Built in 2019

[Website](#)

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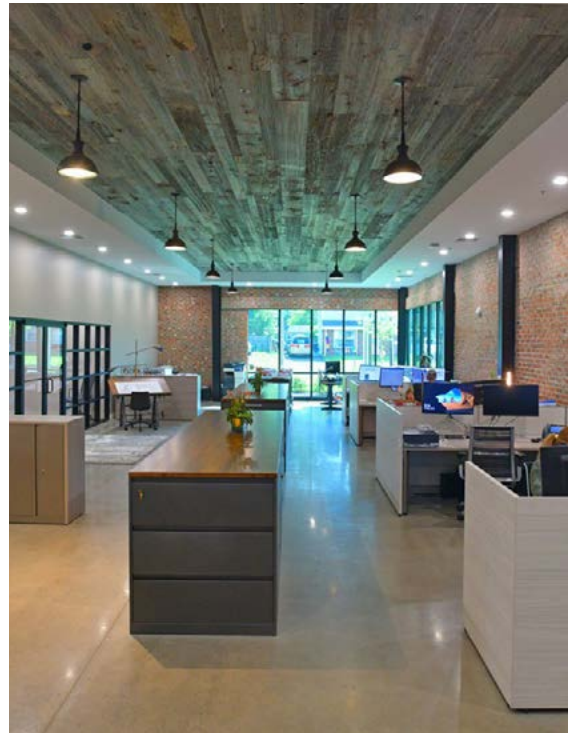
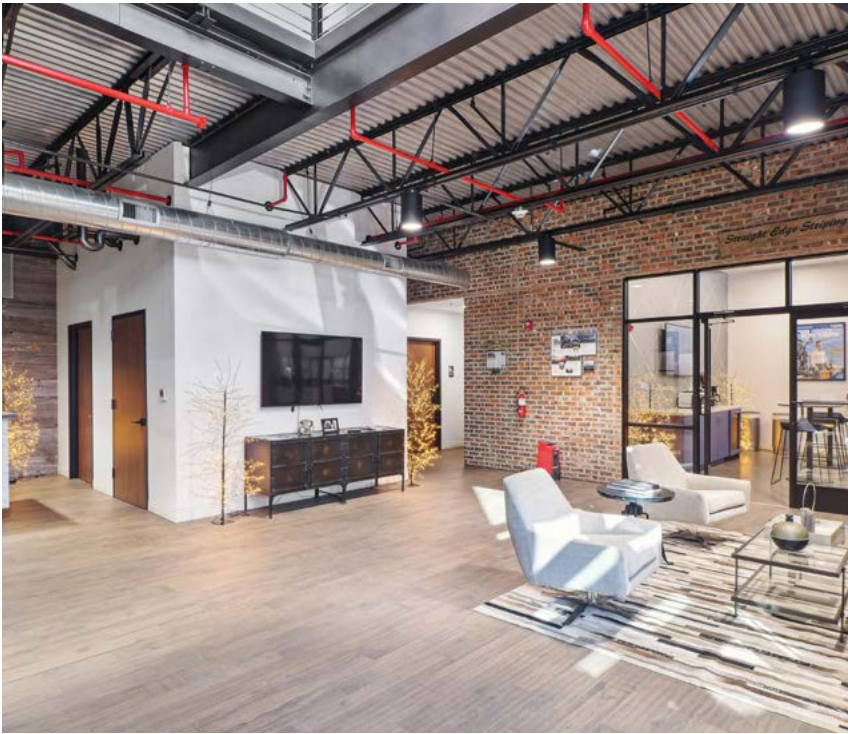
Property overview

Building size	±21,000 sf
Office	±3,500 sf (two levels)
Area	± 3.1 acres
Clear height	± 28'
Loading	7 drive in doors (12' x 14')
Parking	70 car spaces
Column spacing	Clear span
Year built	2019
Electrical	600 Amp 208v
Sprinklers	ESFR
Taxes (2024)	\$76,371
Zoning	Industrial

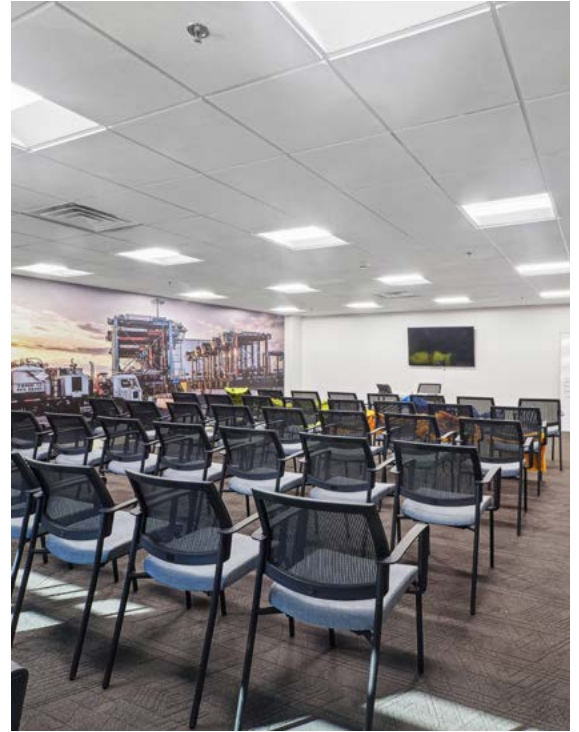
Additional features

- Class A Industrial Outdoor Storage building
- 3.1 acre yard area: paved, lit, fenced, and secured
- Easy access to I-287, Routes 18 & 22, US Highway 1 and NJ Turnpike (Exit 10)
- All grade level loading - 7 doors (12'x14')
- Covered outdoor storage area
- Available for occupancy Summer 2025

Gallery



Gallery

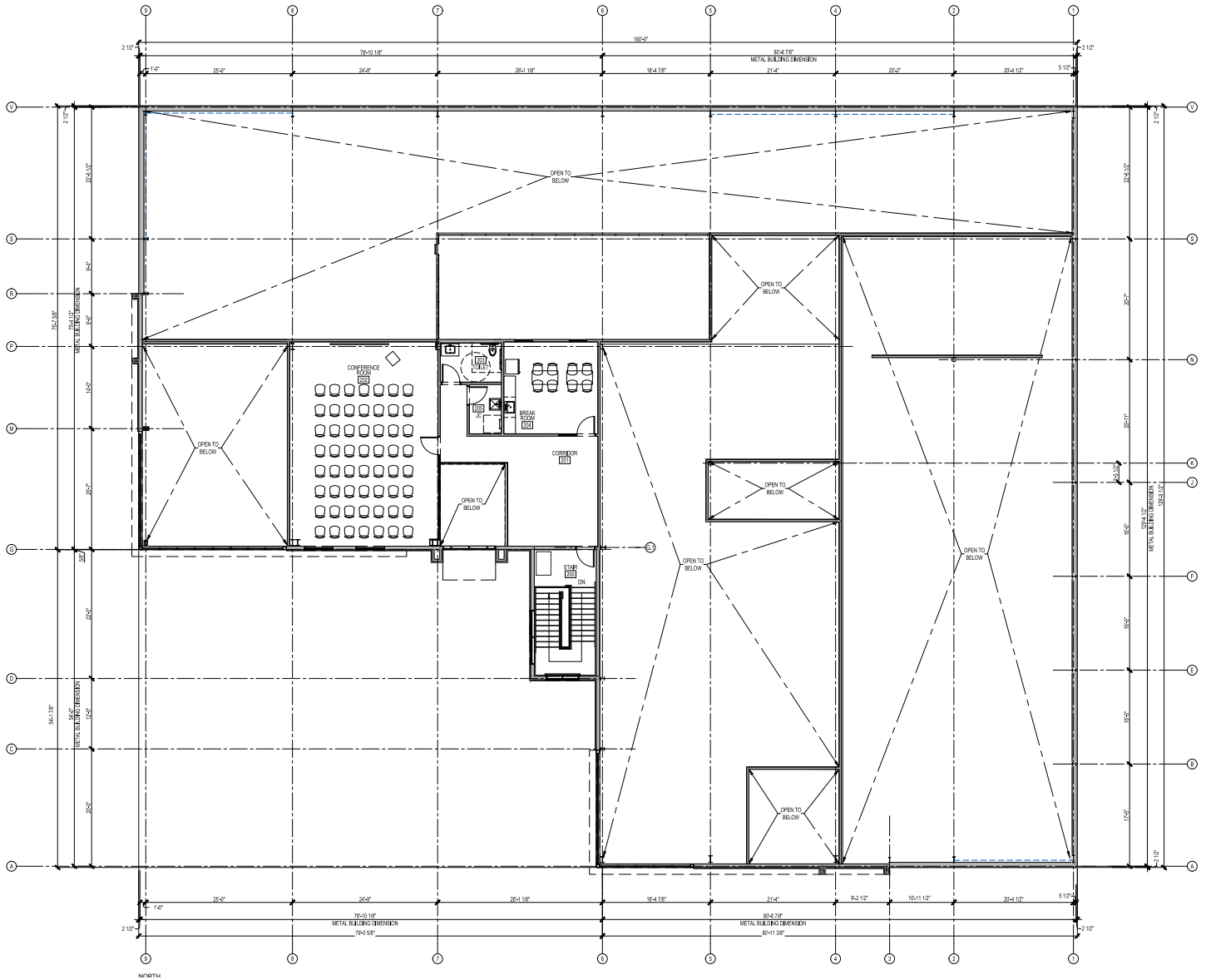


Gallery

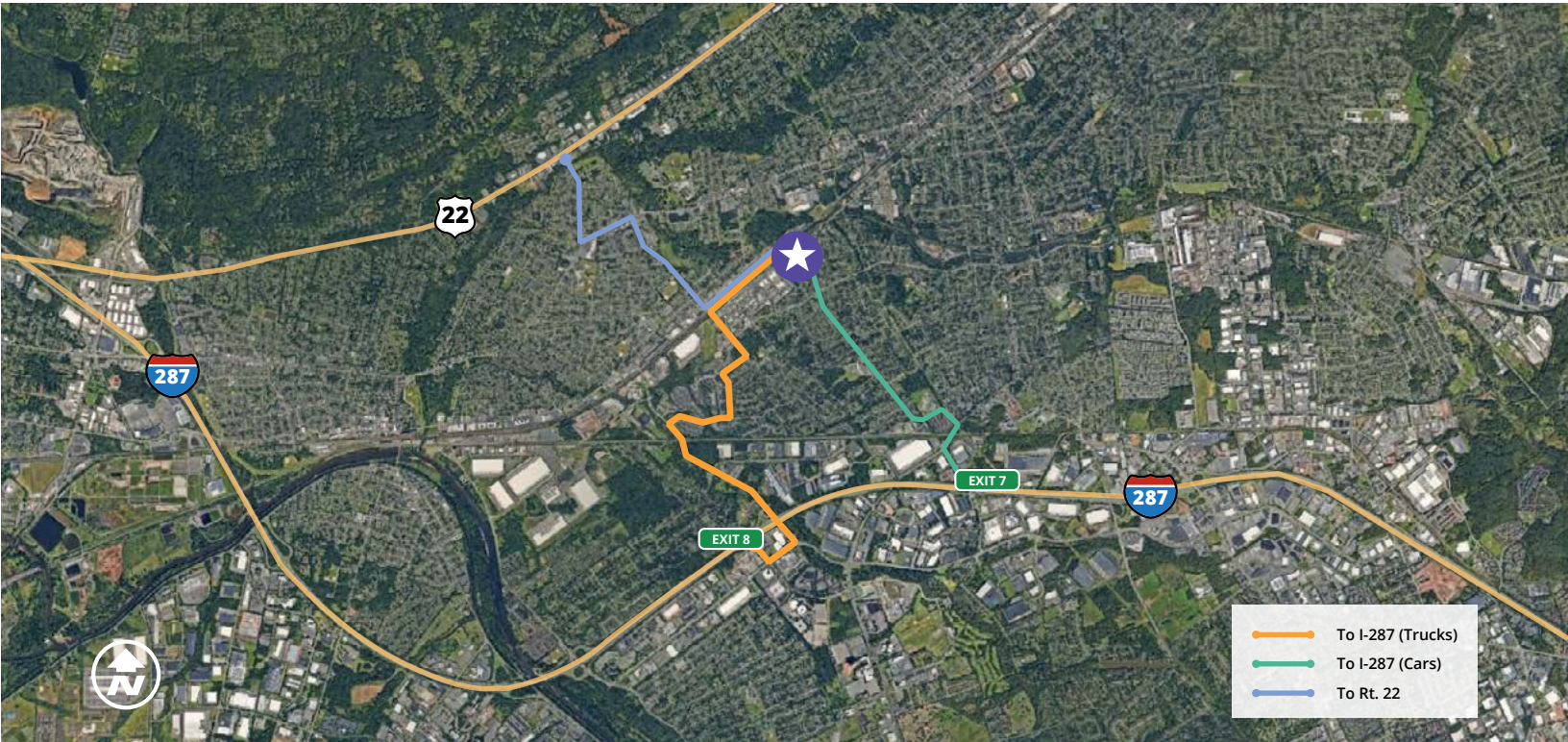


Floor plan

Second floor



Location maps



- To I-287 (Trucks)
- To I-287 (Cars)
- To Rt. 22



Proximity and access	
Route I-287	2.5 mi
Route 22	3 mi
Route I-78	7 mi
Newark International Airport	25 mi
Newark/Elizabeth Port	26 mi
Lincoln Tunnel	36 mi
GW Bridge	45 mi