

For Lease

±40,200 Sq. Ft. Industrial Space

240 Circle Drive North

Piscataway, New Jersey

Property Features

- Two separate units available for lease (can be combined)

Unit 1 - Current layout features ±23,500 sq. ft. of warehouse space, ±1,000 sq. ft. to ±6,000 sq. ft. of adjacent finished office space and 2 loading docks

Unit 2 - Current layout features ±10,700 sq. ft. of warehouse space with 1 drive-in and 1 loading dock

Units Can Be Combined To 40,200 SF

- 17 ft. ceiling height
- 2 loading docks
- Gas Heat
- Wet sprinkler
- 100 car parking
- Partial racking available in warehouse
- Easily accessible by two interchanges of I-287 which directly connects with the New Jersey Turnpike, Garden State Parkway, Routes 1, 18, 22, I-78 and I-80
- Call For Lease Price Information

For further information
please contact Exclusive Broker:

NAI DiLeo-Bram & Co.

Commercial Real Estate Services, Worldwide.

90 Woodbridge Center Drive, Suite 160
Woodbridge, NJ 07095
732 985 3000 | naidb.com

Christopher Galiano, SIOR
Managing Director

732 985 3000 ext. 202
cgaliano@naidb.com



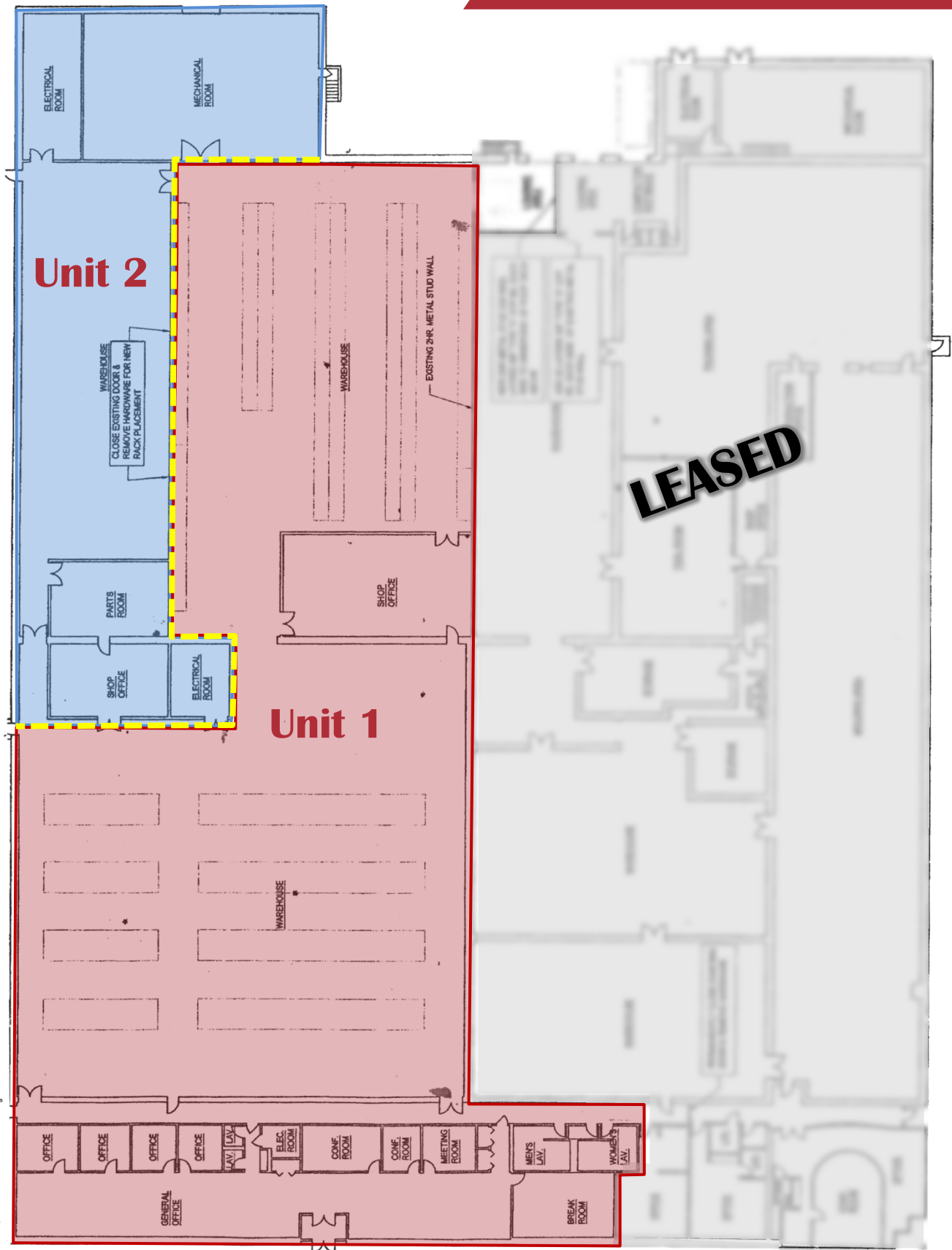
Unit 1 - Office Area



Unit 1 - Warehouse and Loading Area



Floor Plan



Unit 2

Unit 1

LEASED

Unit 1

±23,500 sq. ft. warehouse space
±6,000 sq. ft. finished office space

± 29,500 sq. ft. Available

Unit 2

±10,700 sq. ft. warehouse space

**Units Can Be Combined
To 40,200 SF**

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±40,200 Sq. Ft. Industrial Space



Less than 15 Miles To
Outerbridge Crossing
NJ Turnpike at Exit 10
Garden State Parkway at Exit 127
I-78



Newark Airport
30 miles



Port Newark/Elizabeth
30 miles



New York Crossings
36 Miles – Holland Tunnel
38 Miles – Lincoln Tunnel
46 Miles – George Washington Bridge



Manhattan
42 miles



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