

283 PROSPECT PLAINS ROAD

FOR LEASE

±255,000 SF

Unit 200

Located in the New Jersey Turnpike
Exit 8A industrial distribution market

283 Prospect Plains Road
Cranbury, New Jersey

283ProspectPlains.com



OVERVIEW



283 Prospect Plains Road
Cranbury, New Jersey

SPECIFICATIONS

Total Building SF	±473,148 SF
Available SF (Unit 200)	±255,000 SF
Office Space	±9,762 SF
Clear Height	36'
Column Spacing	52' x 50'
Loading Docks	33
Drive-In	1
Truck Court Depth	177'
Trailer Stalls	17 (expandable)
Car Parking	112
Sprinkler	ESFR
Power	Two Incoming Services 2,000 Amps 277/480 V 400 Amps 277/480 V
Lighting	LED
Occupancy	Immediate



PROSPECT PLAINS ROAD

SUITE 200
±255,000 SF

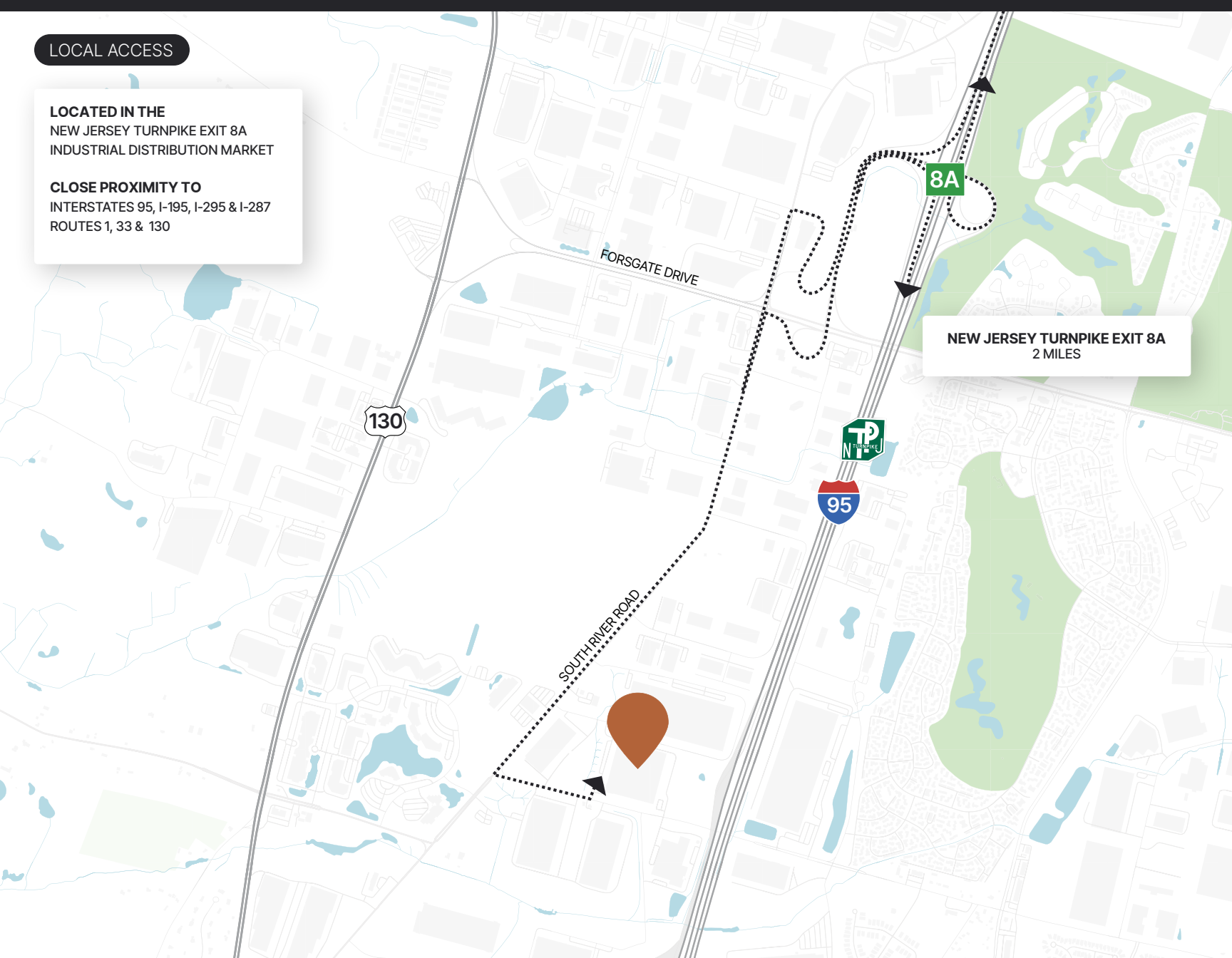
FENCED TRUCK COURT



LOCAL ACCESS

LOCATED IN THE
NEW JERSEY TURNPIKE EXIT 8A
INDUSTRIAL DISTRIBUTION MARKET

CLOSE PROXIMITY TO
INTERSTATES 95, I-195, I-295 & I-287
ROUTES 1, 33 & 130



130

FORSGATE DRIVE

SOUTH RIVER ROAD

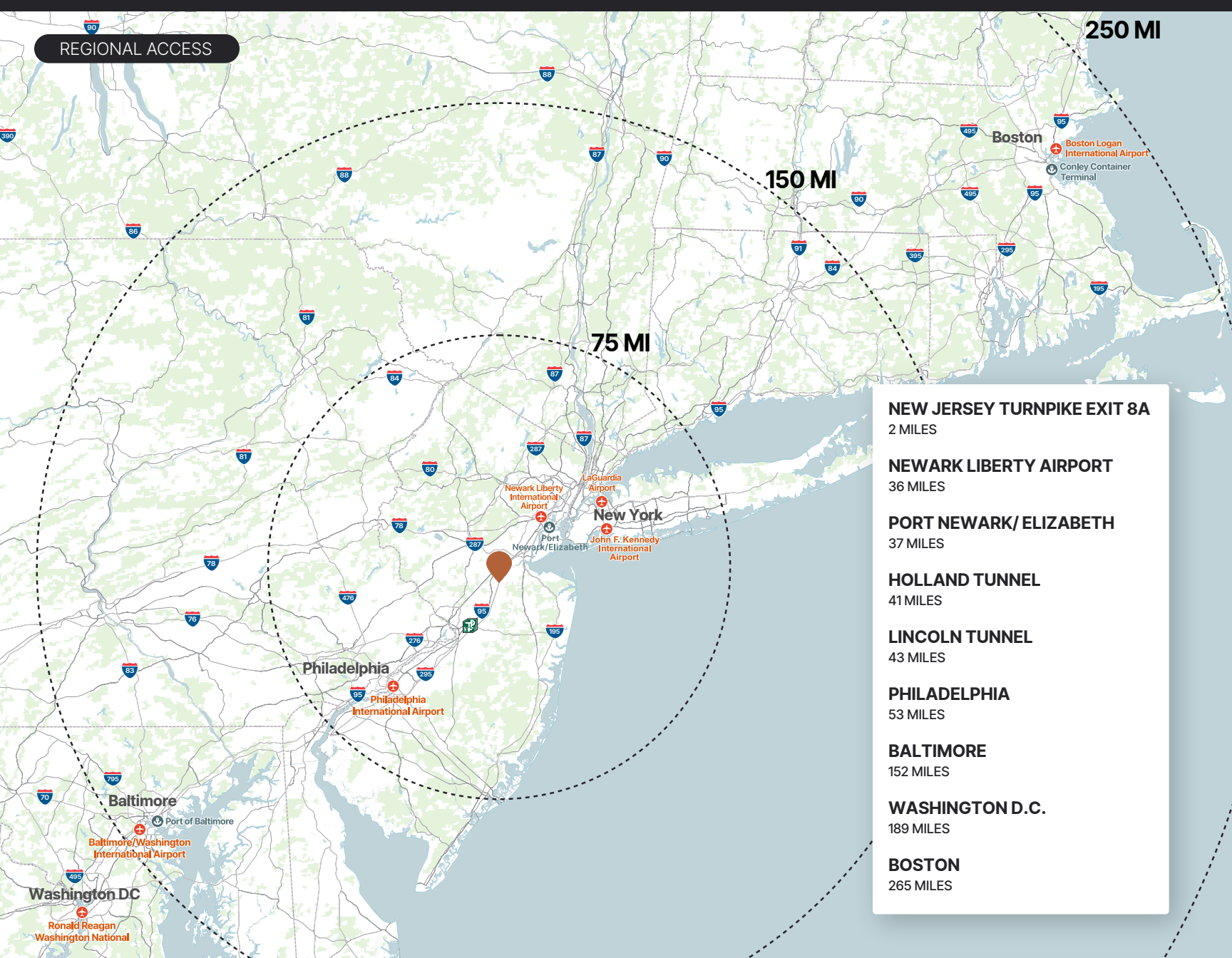
8A

NEW JERSEY TURNPIKE EXIT 8A
2 MILES

TP
NJ
TURNPIKE

95

REGIONAL ACCESS



NEW JERSEY TURNPIKE EXIT 8A
2 MILES

NEWARK LIBERTY AIRPORT
36 MILES

PORT NEWARK/ ELIZABETH
37 MILES

HOLLAND TUNNEL
41 MILES

LINCOLN TUNNEL
43 MILES

PHILADELPHIA
53 MILES

BALTIMORE
152 MILES

WASHINGTON D.C.
189 MILES

BOSTON
265 MILES



SUITE 200
±255,000 SF

PROSPECT PLANS ROAD



CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.
No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.