

2605 KUSER RD

HAMILTON, NEW JERSEY | FOR LEASE

±11.18 ACRES

±17,000-43,000 SF



- ±43,000 Building SF
- ±2,100 Office SF
- 2 Tailboards/Docks
- 1 Drive-in Door
- 28' Clear Height
- 800 Amps Power
- ±1 Mile to Route 130
- ±1 Miles to I-195 NJ Tpke
- ±2.8 miles to I-95
- ±3.9 miles to I-295

Exclusive Listing Brokers | Predict Industrial

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AVAILABLE SPACE

DIVISIBLE WAREHOUSE & OFFICE

I-195

2 TAILBOARDS/DOCKS

1 DRIVE-IN

±43,000 AVAILABLE SF

±2,100 OFFICE SF

Total Building SF	±43,000 SF	Drive-in Door	1
Total Available SF	±17,000-43,000 SF	Clear Height	28'
Total Office SF	±2,100 SF	Column Spacing	40'x 42'
Tailboards/Docks	2	Power	800 Amps

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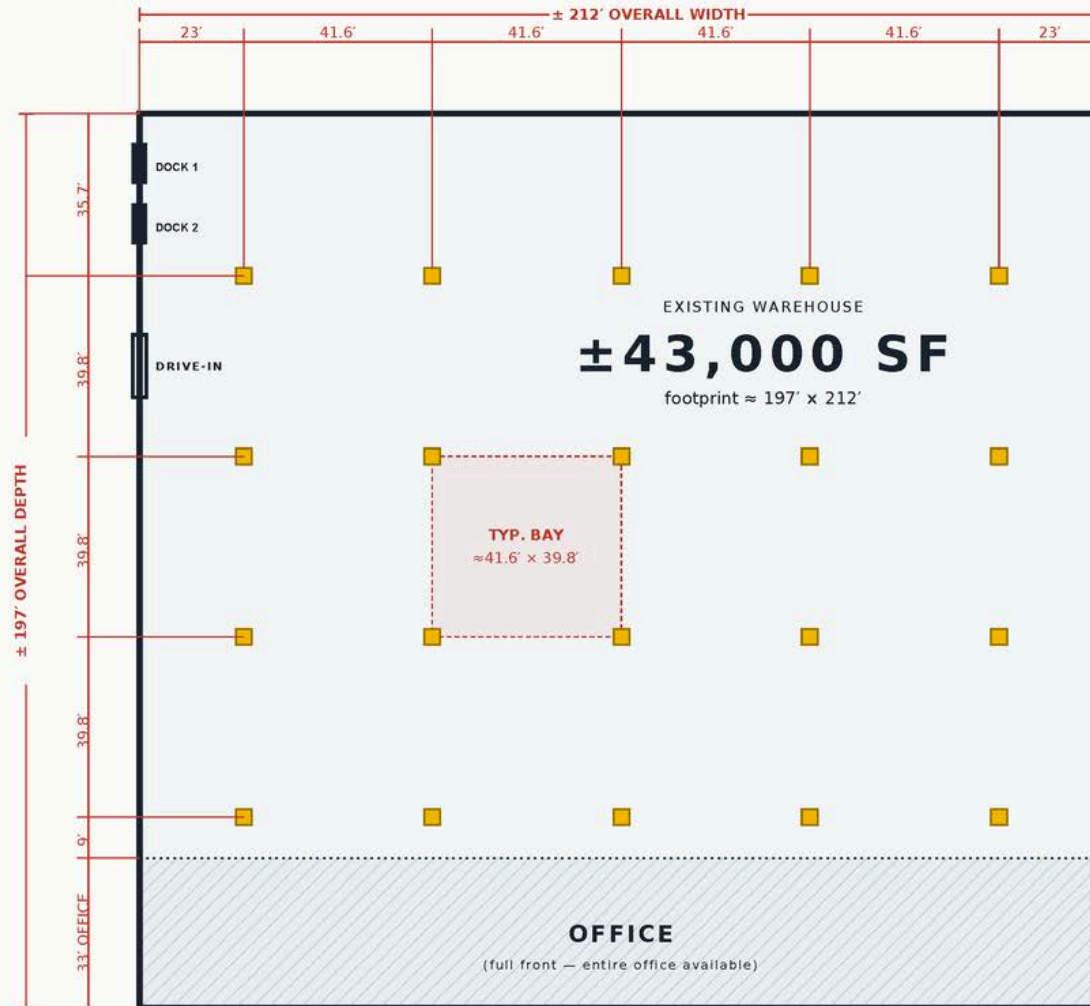
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WAREHOUSE LAYOUT

PREDICT INDUSTRIAL

2605 KUSER ROAD — HAMILTON, NJ

EXISTING BUILDING · FOOTPRINT & STRUCTURAL COLUMN GRID



DIMENSIONAL SUMMARY

Footprint (single rectangle)

≈ 197' x 212' ≈ ±43,000 SF

Typical structural bay

≈ 41.6' x 39.8' (≈ 40' x 41.5')

Column grid

5 lines (width) x 4 rows (depth)

Width bays (front exterior wall)

23' → 41.6' → 41.6' → 41.6' → 41.6' → 23'

Depth bays (back wall → office)

35.7' → 39.8' → 39.8' → 39.8' → 9'

Office

Across full front · ≈ 33' deep

Loading (left wall)

2 dock doors + 1 drive-in

DISCLAIMER — NO WARRANTY

For discussion and preliminary brainstorming purposes only. All dimensions, areas, and column locations are approximate (±), field-measured, and not guaranteed. This exhibit is not a survey or architectural drawing and is subject to errors & omissions. No warranty or representation, express or implied, is made as to accuracy. Independently verify all dimensions, square footage, and structural conditions with a licensed professional engineer and/or architect prior to any reliance, lease, or design decision. The 60,000 SF / 300'x200' concept plan is a proposed building, not this structure.

PREDICT INDUSTRIAL · Preliminary, for discussion only · No warranty · Verify w/ licensed engineer/architect

2605 Kuser Road, Hamilton, NJ · Not to scale

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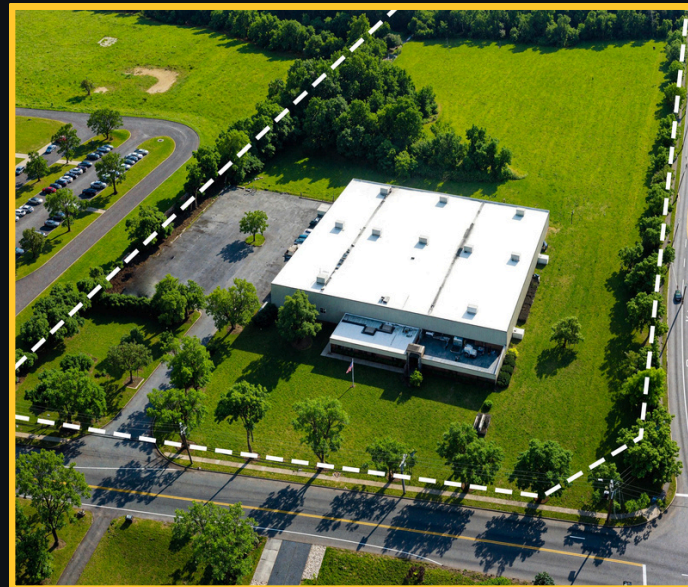
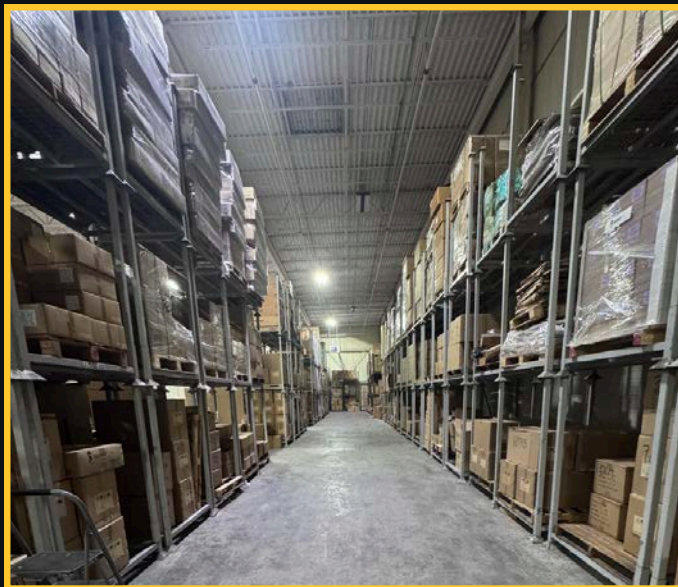
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PROPERTY PHOTOS

INTERIOR & EXTERIOR IMAGES



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PRIME LOCATION

AT THE HEART OF CENTRAL NEW JERSEY'S DISTRIBUTION NETWORK



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