

FOR LEASE
54,213 SF

**SIGN A 66-MONTH LEASE BY
11.1.2026 AND RECEIVE 6 MONTHS
FREE BASE RENT** *Subject to Financial Review*

NEW CONSTRUCTION



140 CIRCLE DRIVE NORTH

PISCATAWAY, NJ

140 CIRCLE DRIVE NORTH PISCATAWAY, NJ

PROPERTY HIGHLIGHTS

Total Available: 54,213 SF

Office Area: Up to 2,800 SF

Ceiling Height: 36' Clear

Loading Doors: 8 Loading Docks
1 Drive-in Door

Column Spacing: 43' x 49'

Power: 800 Amps, 480 Volts

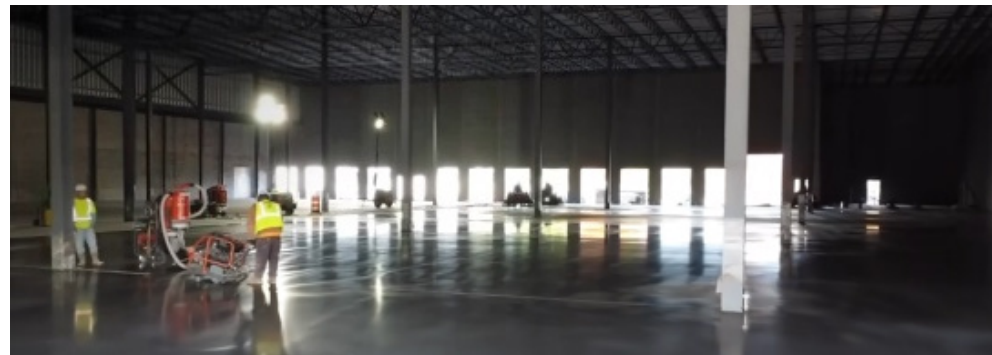
Heat: Gas

Sprinkler: ESFR System

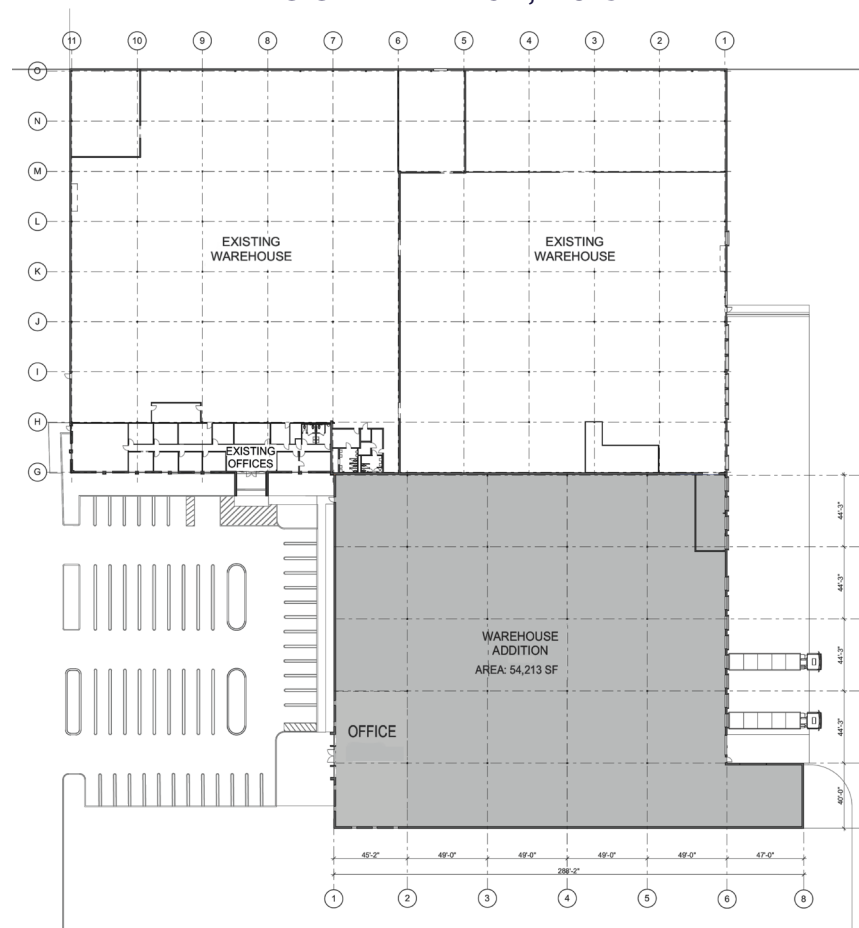
Taxes & CAM: Est. \$3.50/SF

Asking Lease Rate: Call for Pricing

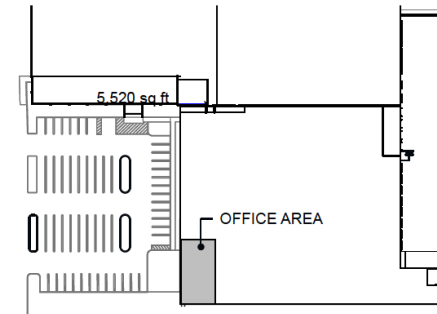
Occupancy: 9/1/2026



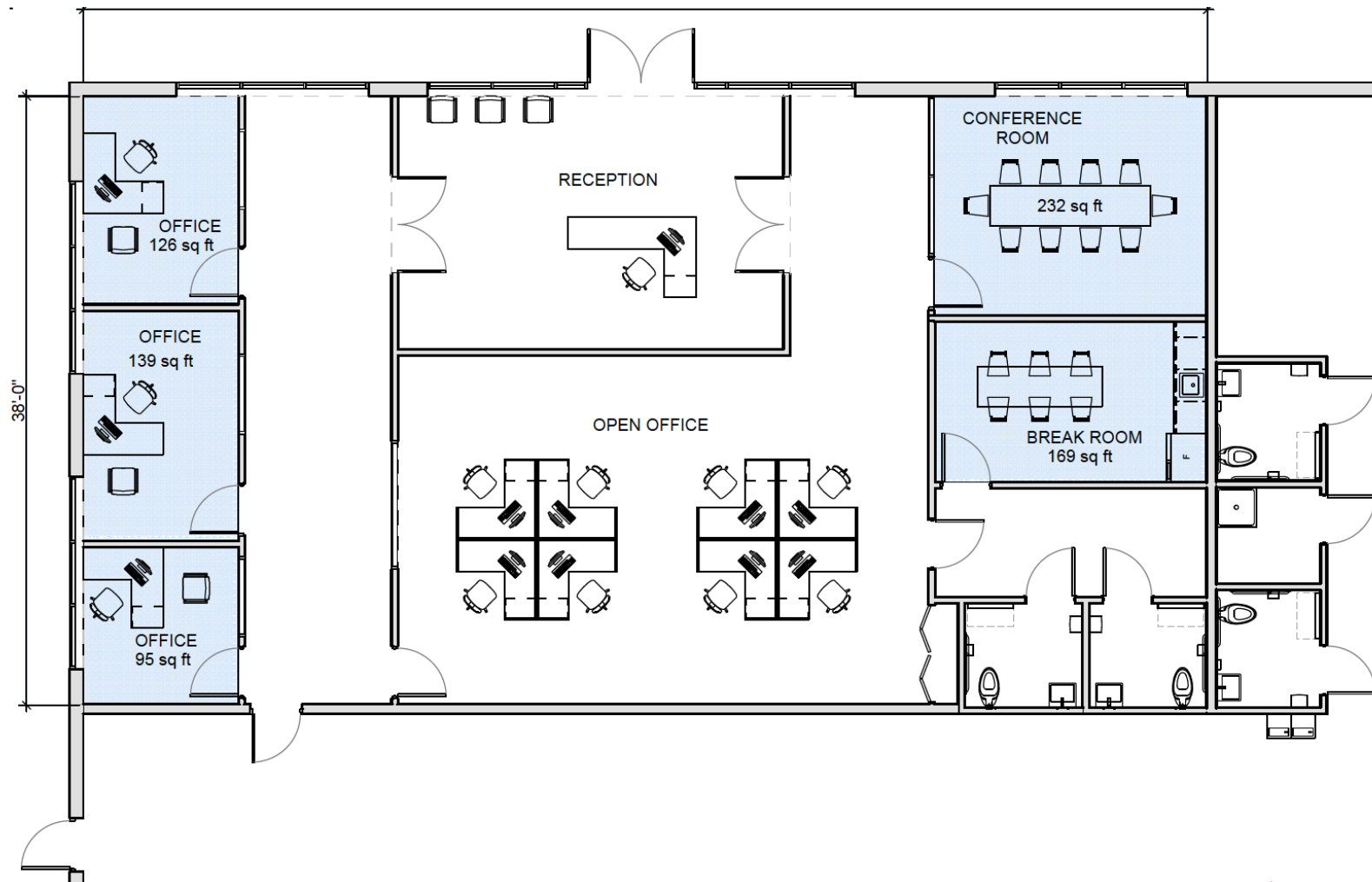
FLOOR PLAN 54,213 SF



OFFICE FLOOR PLAN



KEY PLAN



EXIT 8

.6 MI

ROUTE 18

1.6 MI

ROUTE 28

2 MI

I-287

4 MI

**NEWARK LIBERTY
INT'L AIRPORT**

27 MI

PORT NEWARK

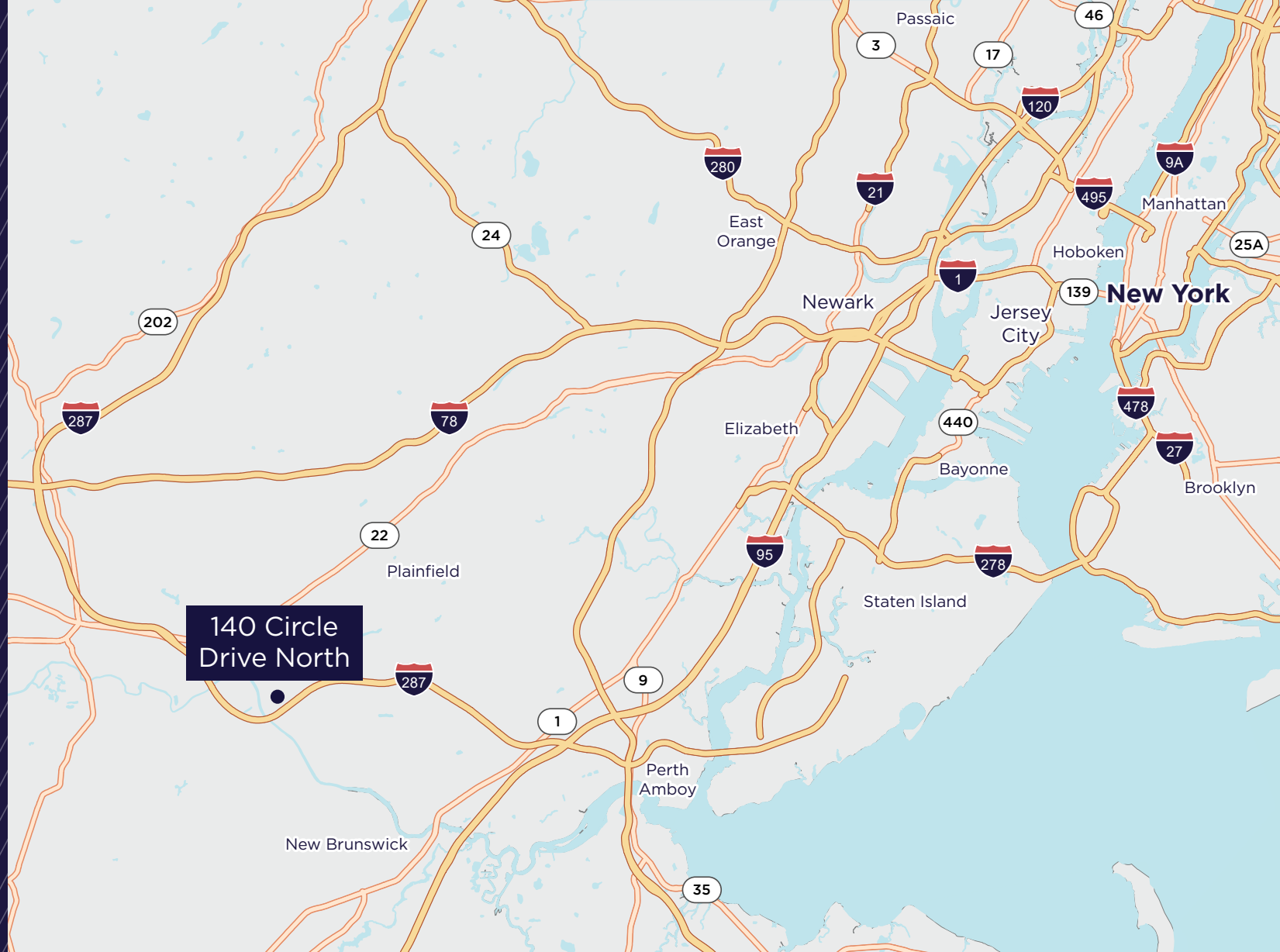
30 MI

MANHATTAN

38 MI

BROOKLYN

40 MI



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