

For Sale

📍 1453 Jersey Avenue, North Brunswick, NJ

🏠 +/-48,000 SF Industrial Space & 1.3 AC IOS



Sale Leaseback

Get in Touch

Jordan Metz

Senior Vice President

973-493-0385

jordan@metzindustrial.com

Benito Abbate

Senior Associate

908-655-8331

ben@metzindustrial.com

James Friel

Sales Associate

908-305-9001

james@metzindustrial.com

Portfolio Highlights

Property Features

 +/-48,000 SF Total | 2 Buildings

 Drive-in Door & Tailboards

 Ample Ceiling Height

 50+ Parking Spaces

 1.3 Acres IOS

Location Highlights

- Zoned Industrial (I-1)
- Access to the NJTP, Routes 1-9 & I-287
- In Proximity to NJ Transit North Brunswick Train Station
- 50 Minutes to NY/NJ Ports & Airports





30,000 SF Unit 1
40' Clear



4 Tailboards
1 Oversize Door



18,000 SF Unit 2



3 Drive-in Doors
2 Cranes



Fully Lit Parcel

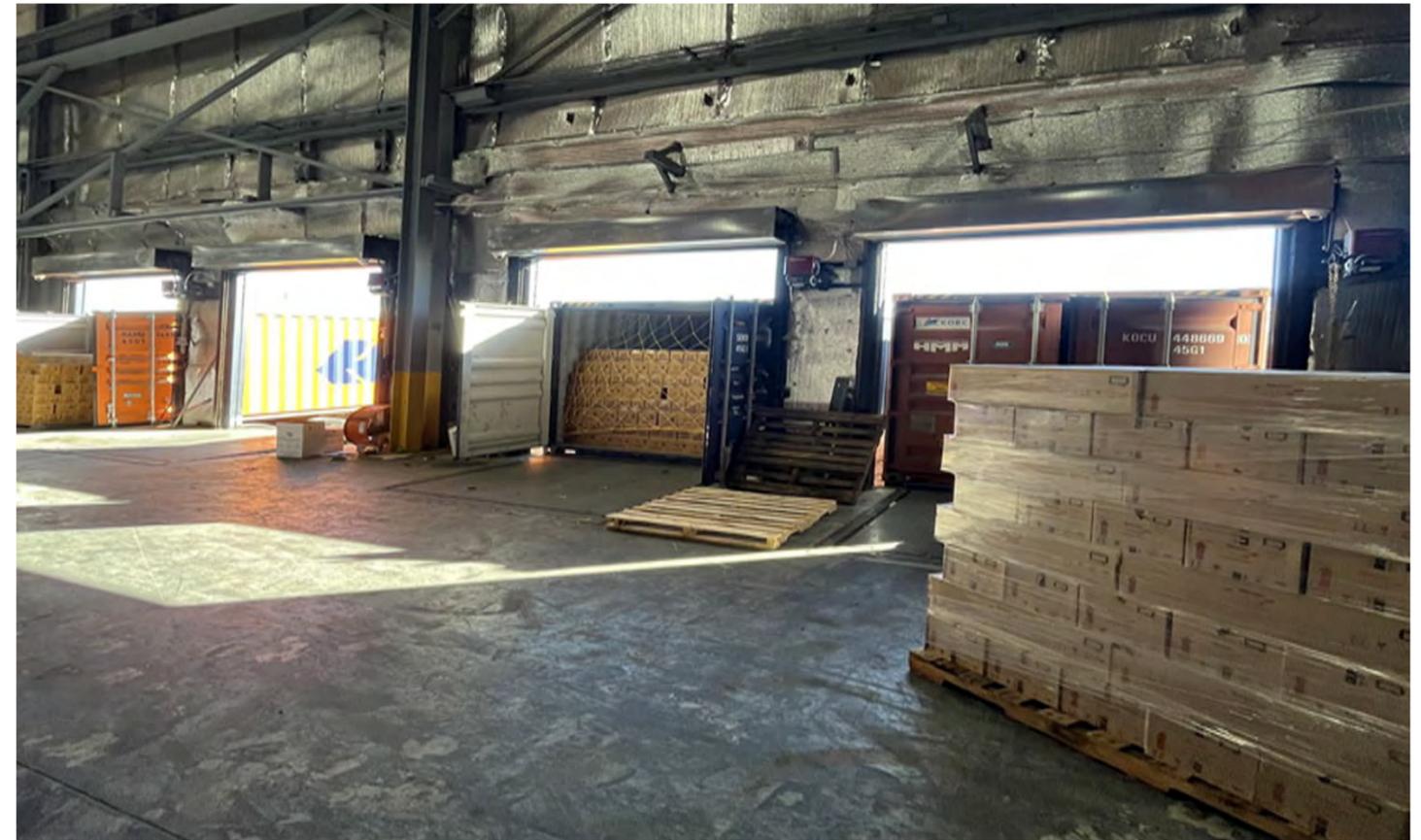
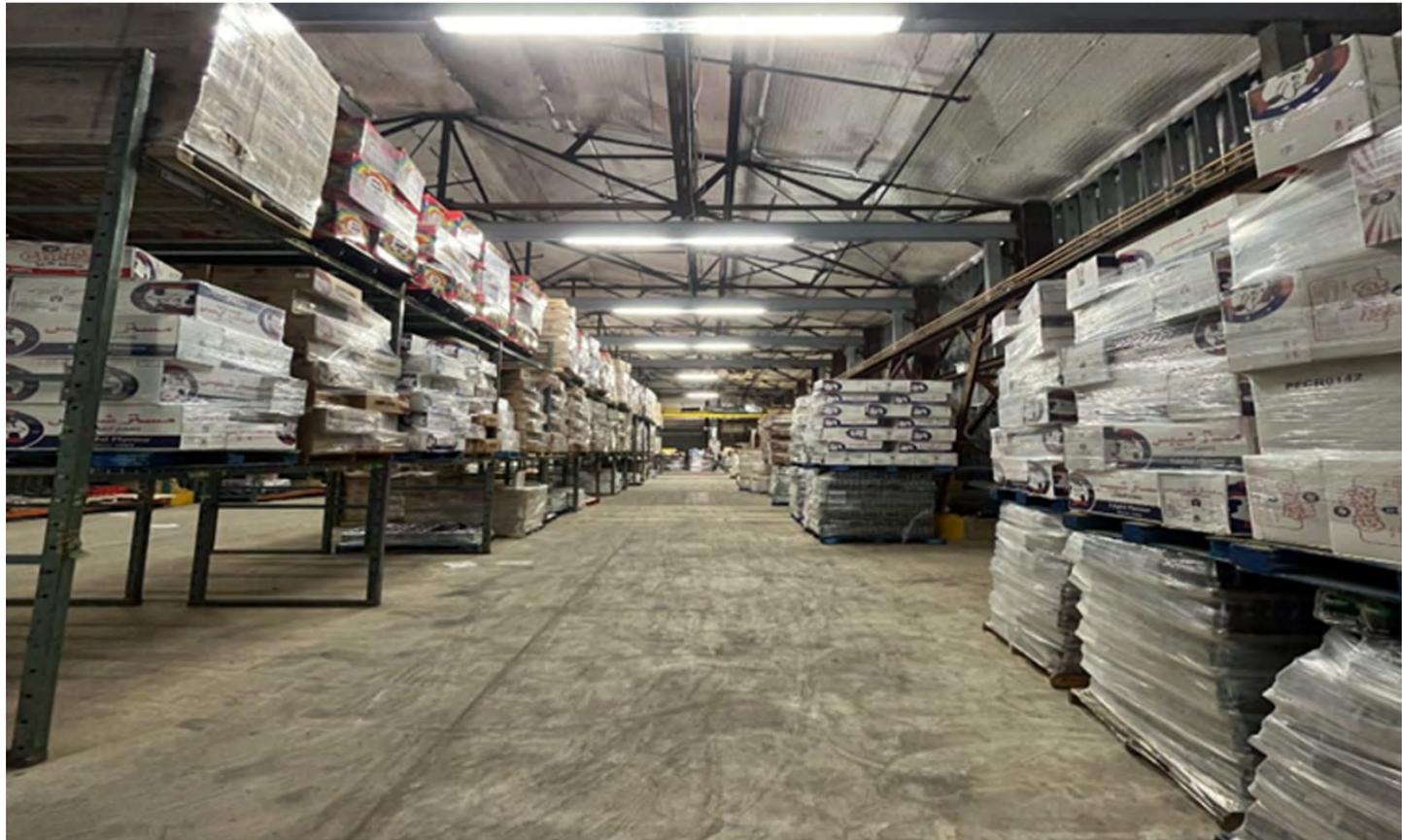


Infrastructure in Place to Install a Crane



Ample Outside Storage and Parking (1.3 AC IOS)





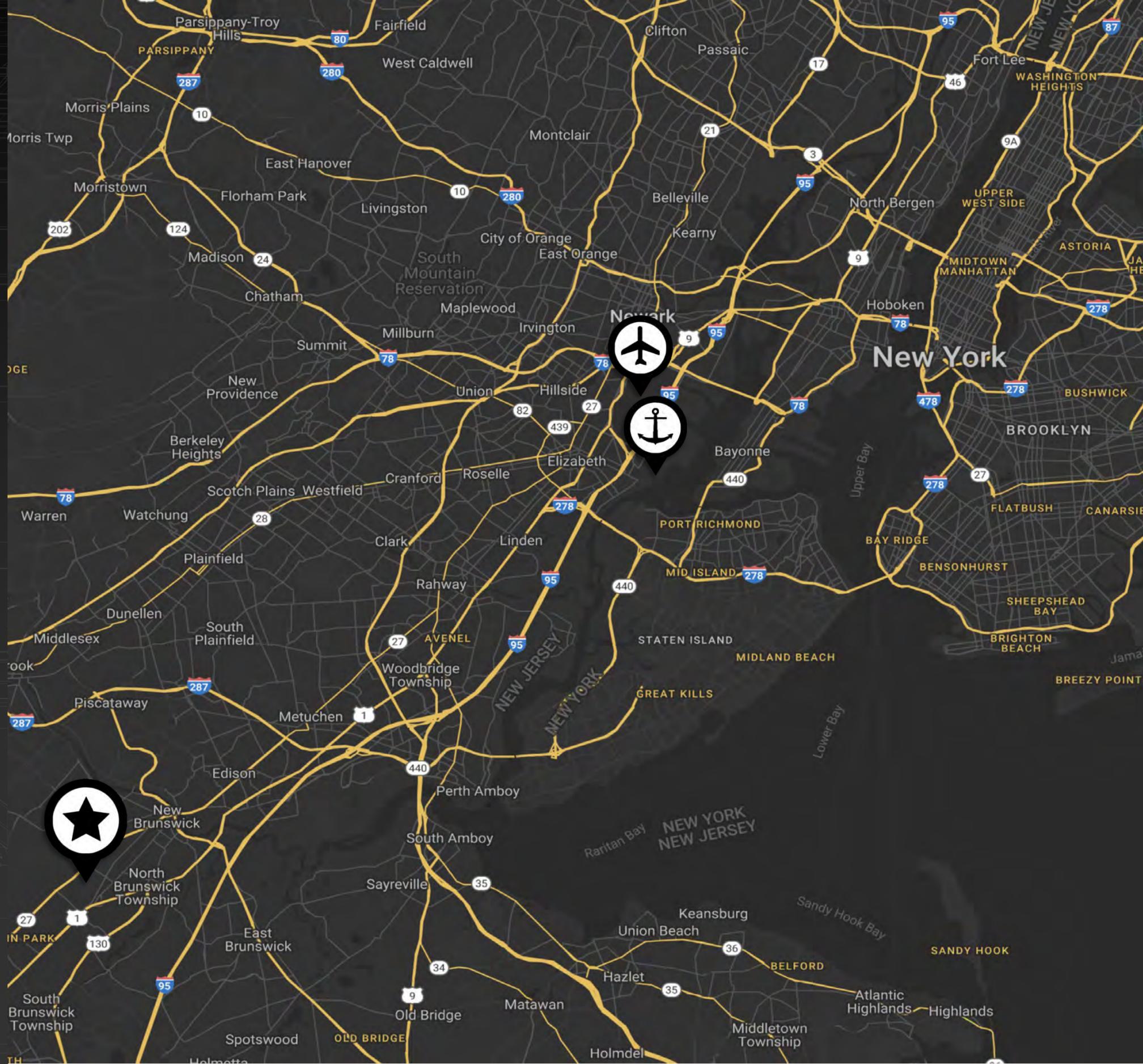
 1453 Jersey Avenue, North Brunswick, NJ

The city of **North Brunswick, NJ** is located in the **Exit 9 submarket** with access to:

- Newark Liberty Airport
- Port Elizabeth/Newark
- Staten Island via the **Outerbridge Crossing & Goethals Bridge**

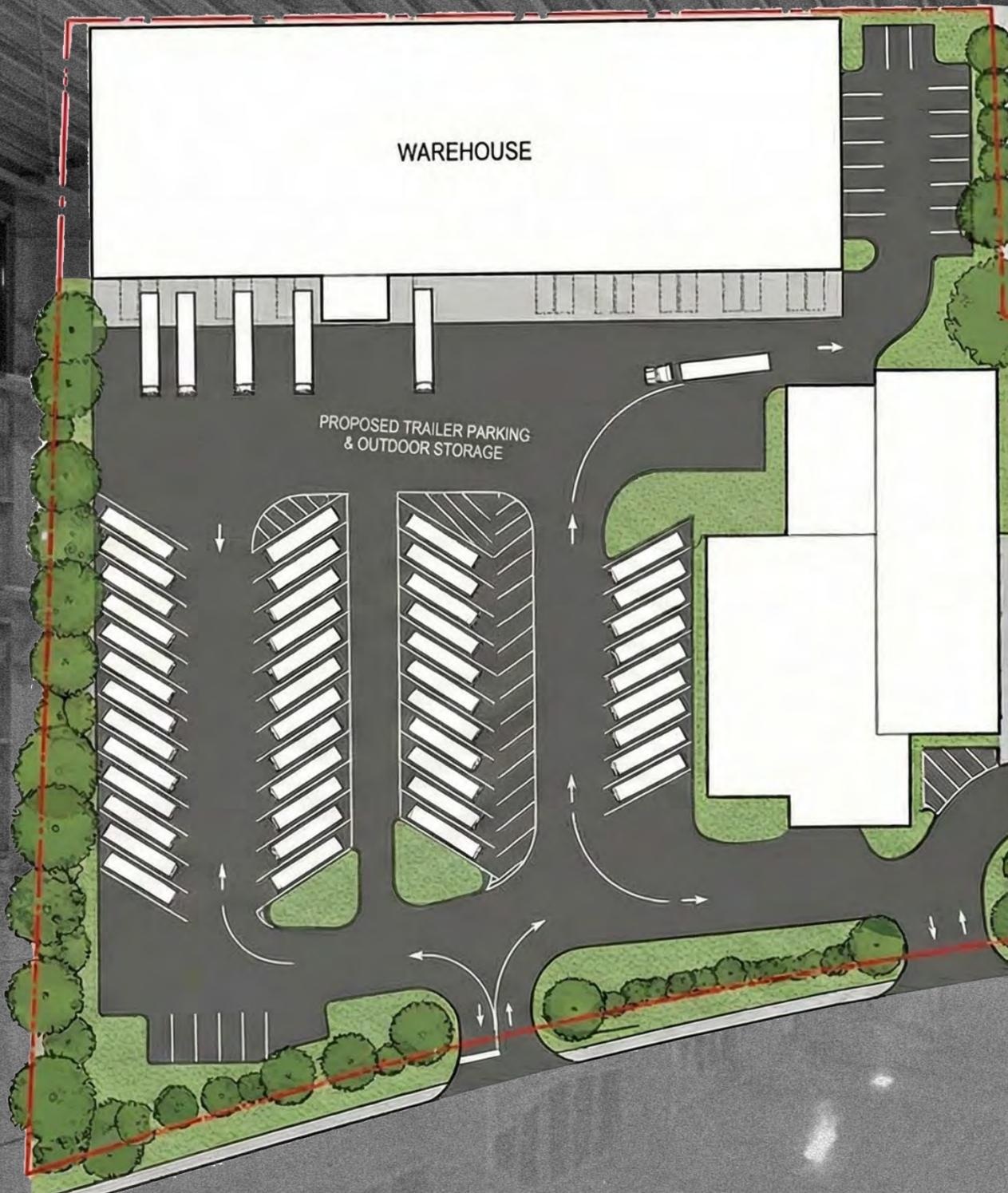
With road access to:

- Exit 9, NJ Turnpike
- Routes 130 & 1-9
- I-287



*Conceptual drawings

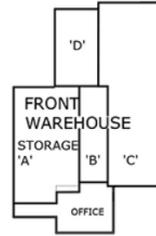
OPTION 1



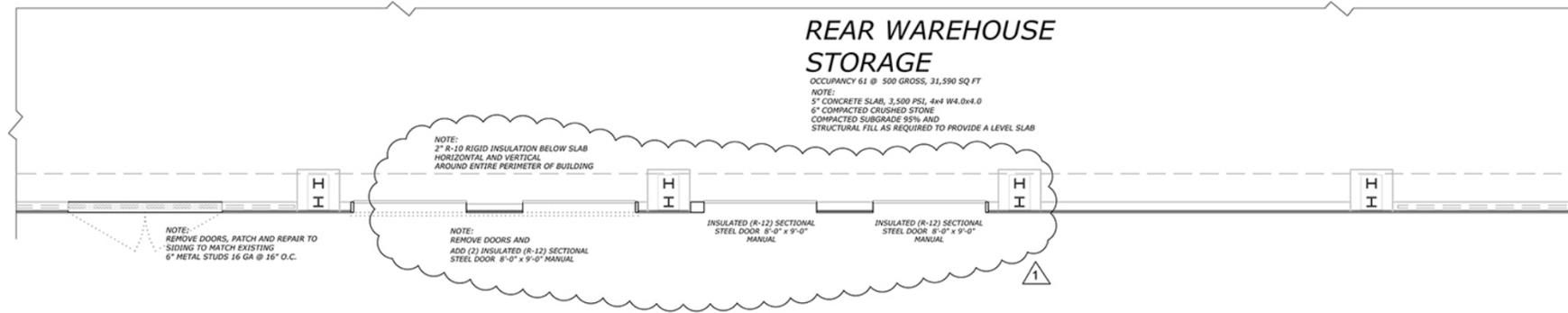
OPTION 2



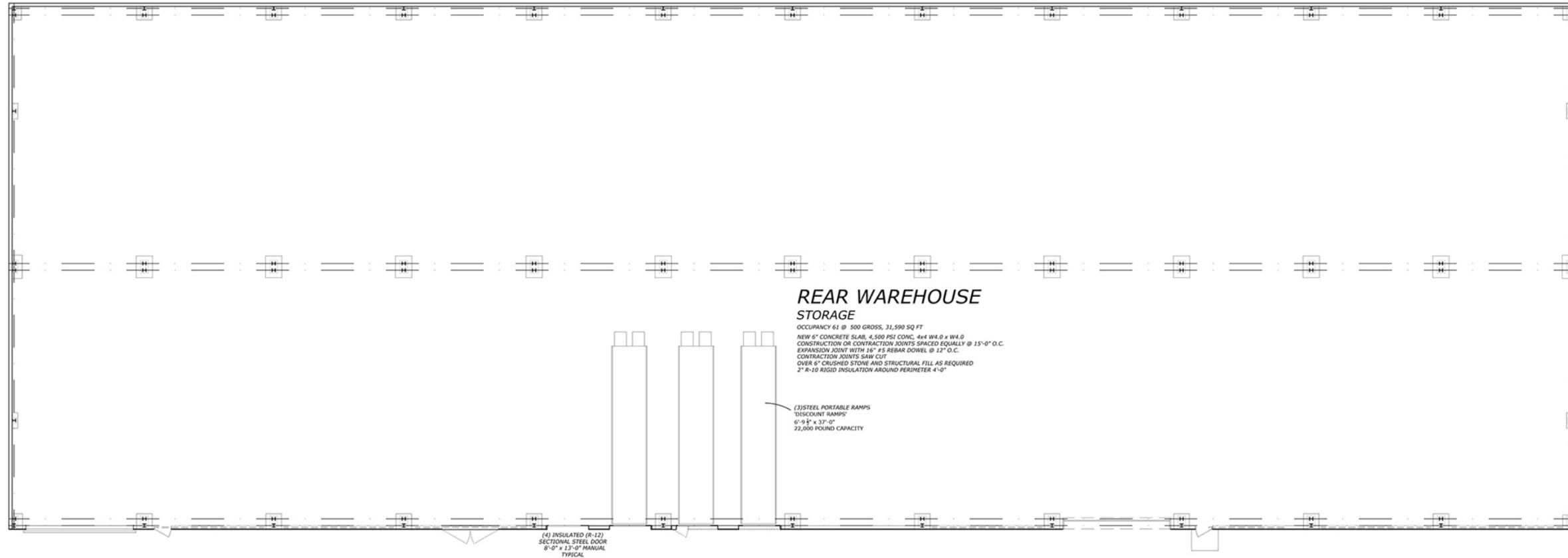
REAR WAREHOUSE



1
A-2 **KEY FLOOR PLAN**
SCALE: 1/64" = 1'-0"



2
A-2 **REAR WAREHOUSE LOADING DOCK FL PLAN**
SCALE: 1/16" = 1'-0"



2
A-2 **REAR WAREHOUSE FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"

JOSEPH M HYLAND
ARCHITECT
PROFESSIONAL PLANNER
77 MILLTOWN ROAD B-3
EAST BRUNSWICK NJ 08816
(732) 698-1795 Tel
josephmhyland@gmail.com
NJ RA 15310
NJ PP 5379

Proposed Alterations
IGT Corp
1453 Jersey Avenue North Brunswick, New Jersey
Block 30 Lots 42 & 43

| | | |
|-----------------|------------|------------------|
| DATE: 09-01-21 | REVISIONS: | PROJECT # 21-858 |
| SCALE: AS NOTED | 04-06-22 | |
| DRAWN BY: JH | | |
| ISSUED: | | |

A-2
Sheet 2 of 7

For more information please contact:

Jordan Metz

Senior Vice President

973-493-0385

jordan@metzindustrial.com

Benito Abbate

Senior Associate

908-655-8331

ben@metzindustrial.com

James Friel

Sales Associate

908-305-9001

james@metzindustrial.com



This document has been prepared by Bussel Realty Corp. based on public information. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s).