



14B VAN DYKE AVENUE

NEW BRUNSWICK, NJ

88,922 SF
FOR LEASE

 **WAREHOUSE**

PROPERTY HIGHLIGHTS:

- Near major commercial arteries
- Ports of Newark and Elizabeth within 30 minutes
- Newark Airport within 30 minutes
- Port of Philadelphia within 1 hour
- The Brunswick Industrial Center is located in a Foreign Trade Zone and Urban Enterprise Zone where qualified businesses can receive a 50% sales tax reduction on some retail purchases, 100% sales tax reduction on purchases made by the qualified business and workforce training assistance.



EXCLUSIVE AGENTS:

JON FREEMAN

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732.750.4444

NICK CARACAPPA

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609.578.0824



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PROPERTY INFORMATION

BUILDING SIZE:

88,922 SF - Interior (will consider subdivision)

OFFICE:

4,000 SF

PARKING:

Ample Parking for *Cars*
Parking for *Trailers* against building

ZONING:

1-2 General Industrial

CEILING HEIGHT:

+/- 35' - 45' (28'-0" clear to underside of crane way)

LOADING FACILITIES:

- Six (6) Tailboard loading docks
- Twelve (12) Drive-in doors

COLUMN SPACING:

75x25

SPRINKLER:

Dry system throughout

ELECTRIC:

1,200 amps

POSSESSION:

11/1/2024

ASKING RENT:

Call For Details



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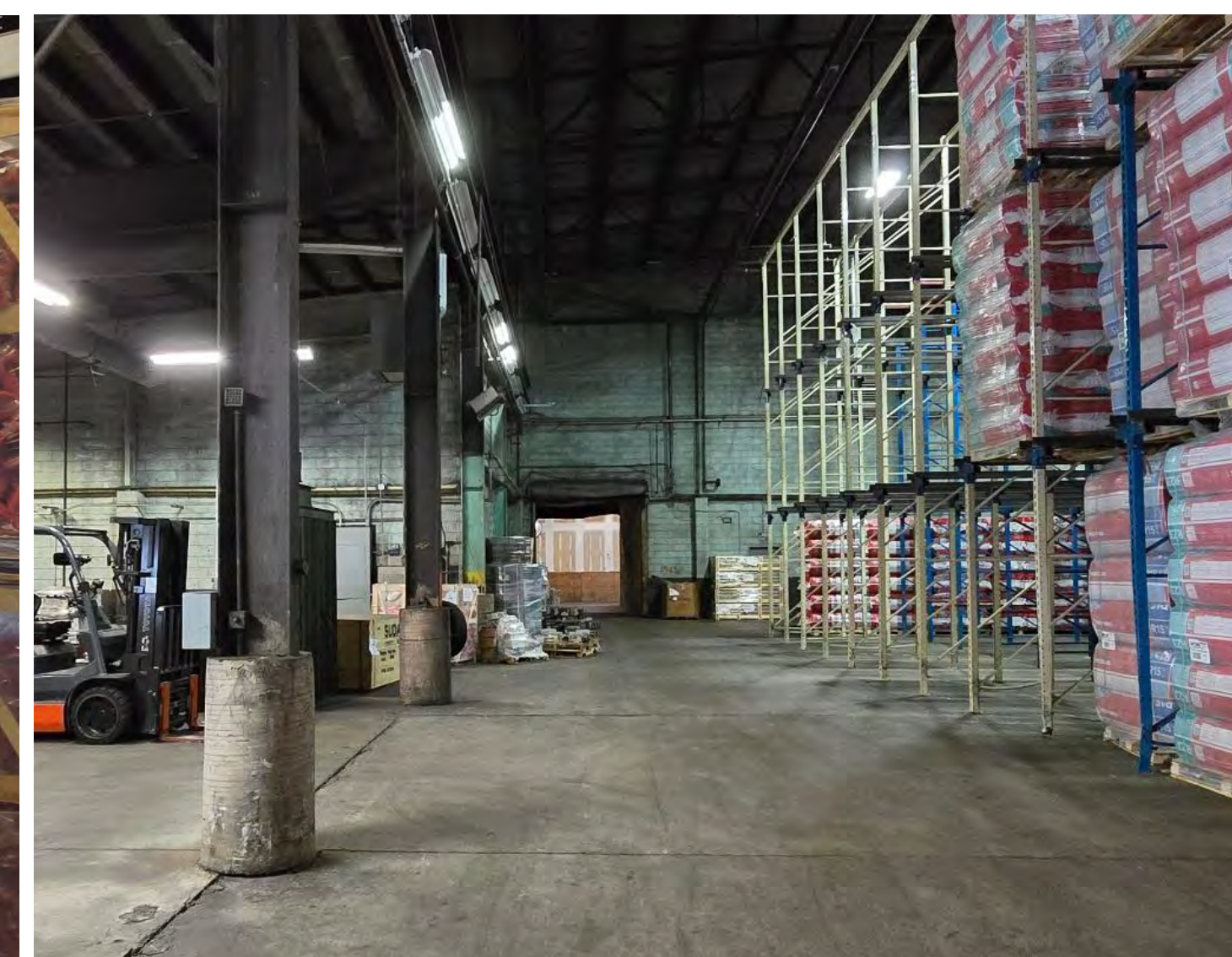
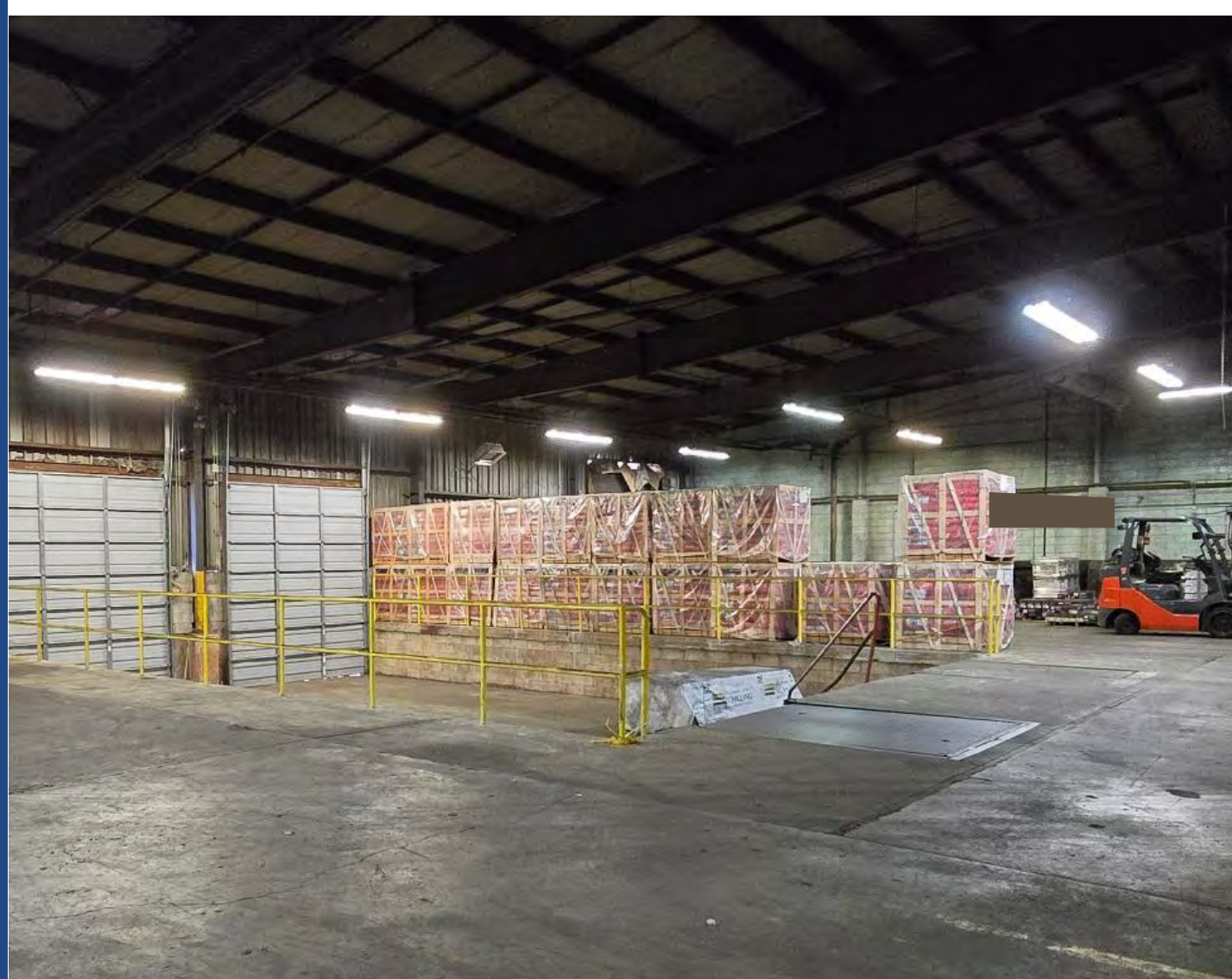
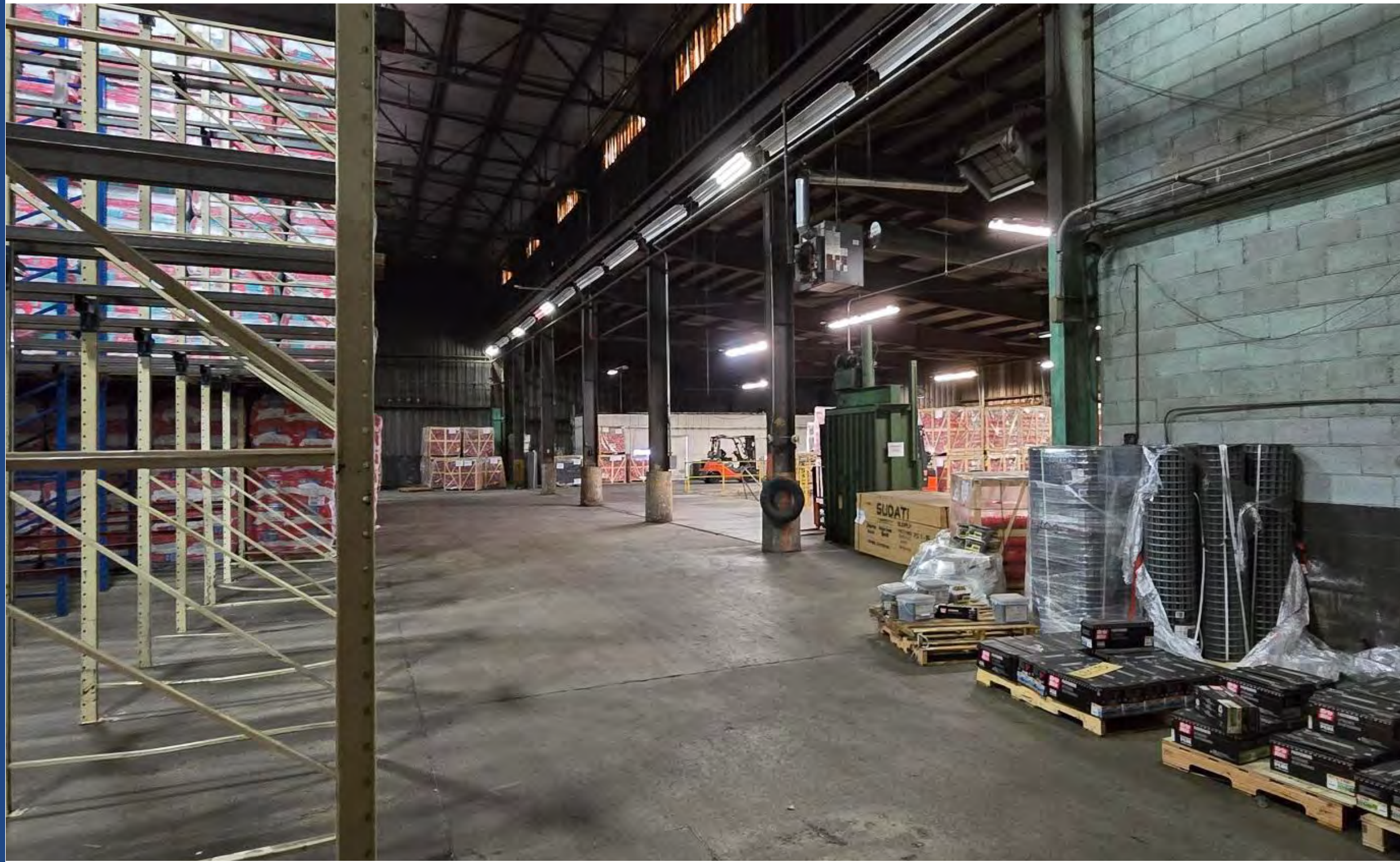


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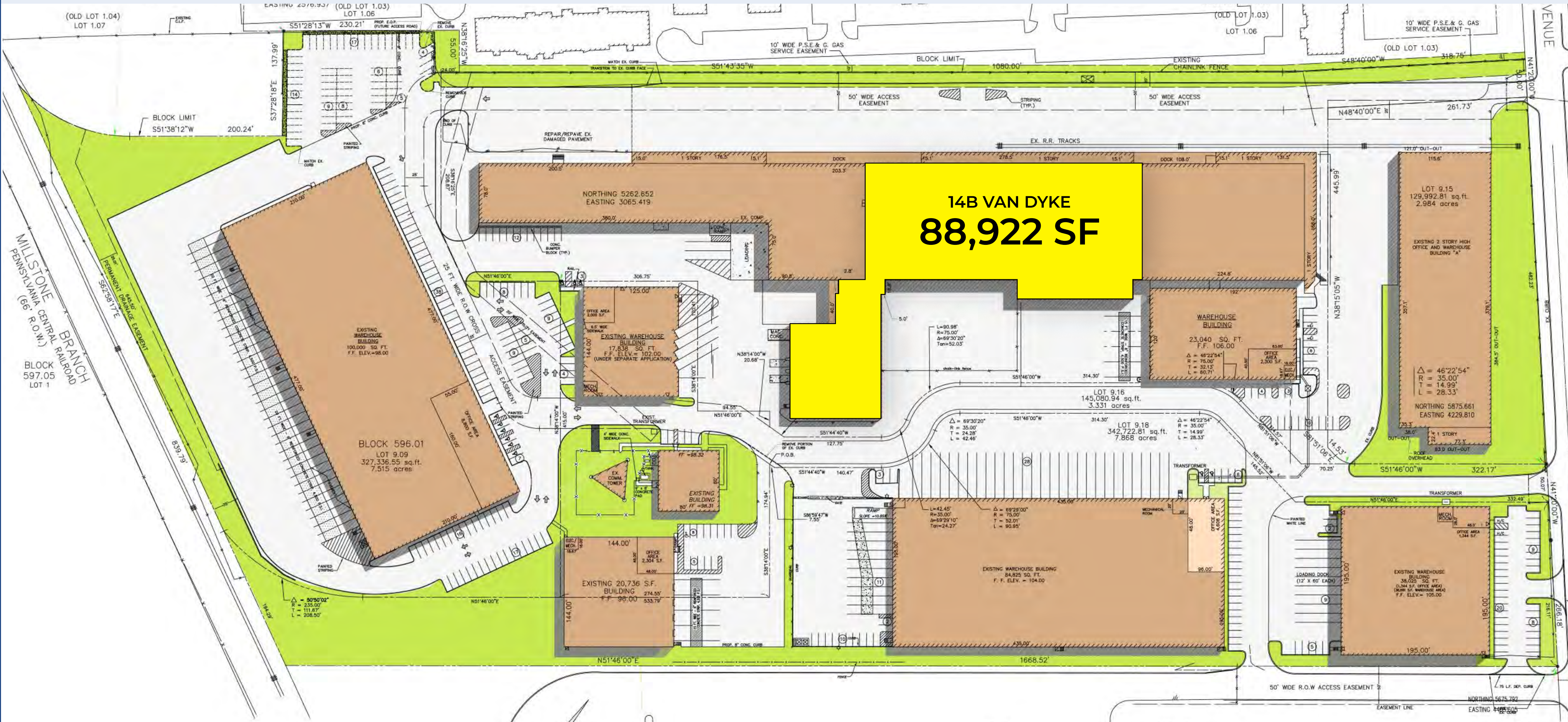
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SITE PLAN



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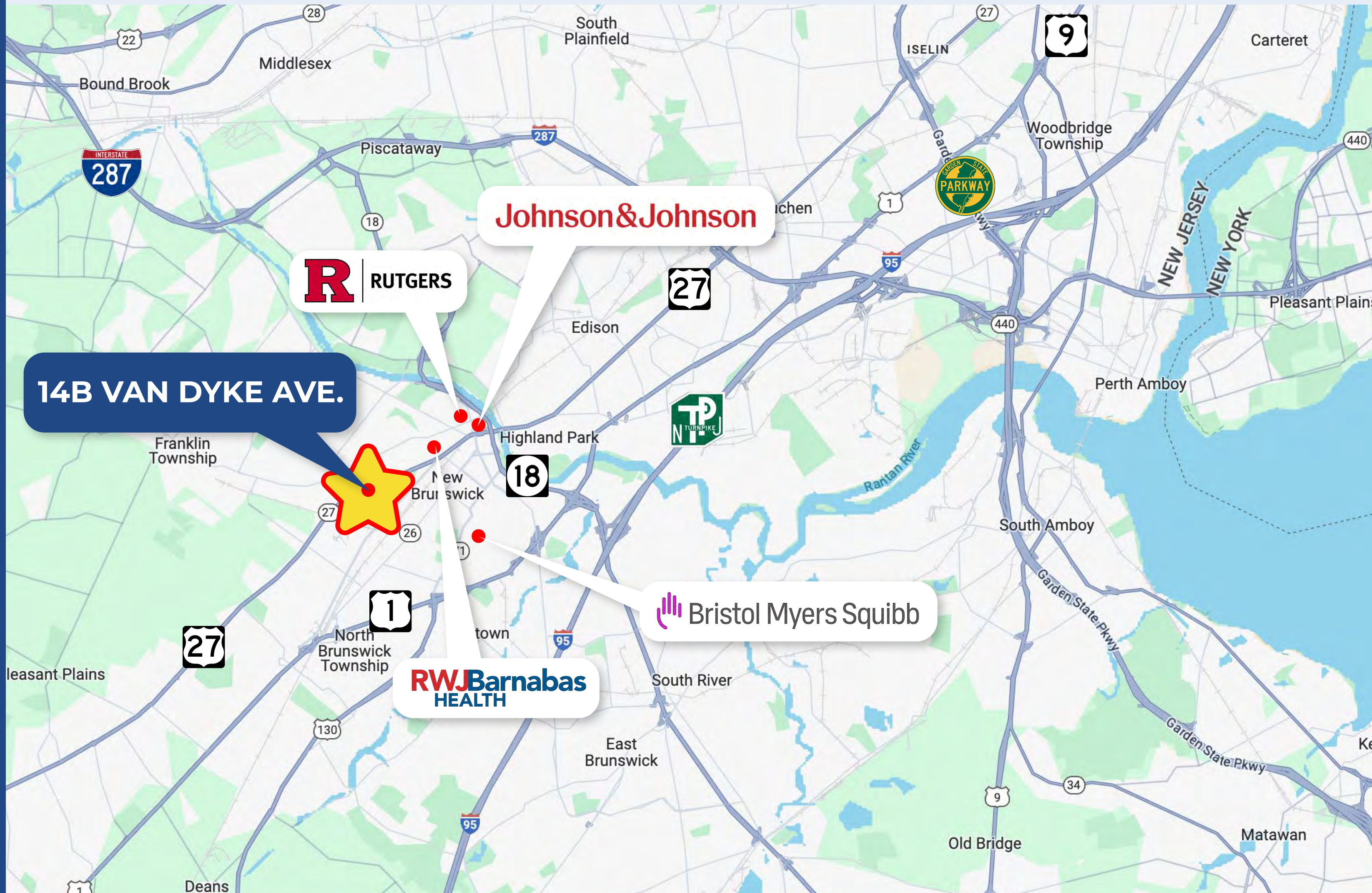
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TRAVEL & TENANTS MAP



TRAVEL ROUTES:

Close proximity to Exit 9 of the NJ Turnpike, Exits 4 & 2A/B of I-287, and Routes 1, 9 and 27. Walking distance to the Jersey Avenue NJ Transit Train Station.



AREA TENANTS:

Near Rutgers University and major employers including J&J World Headquarters, Bristol-Myers Squibb, and Robert Wood Johnson University Hospital. In addition, currently under construction is the HELIX which is the largest investment in life sciences and medical education in the State with Nokia Bell Labs already committed for 350,000 square feet of R&D facilities.



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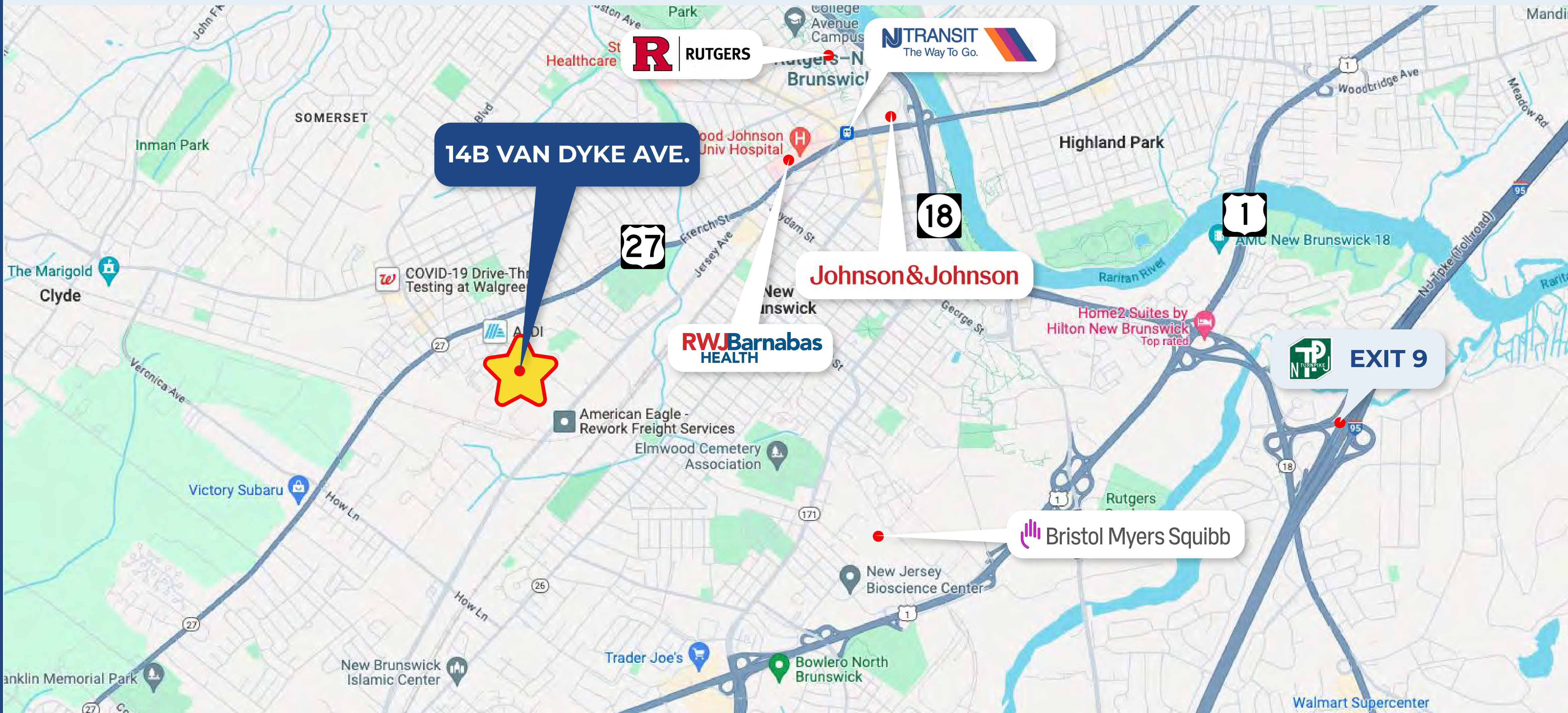
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LOCATION MAP



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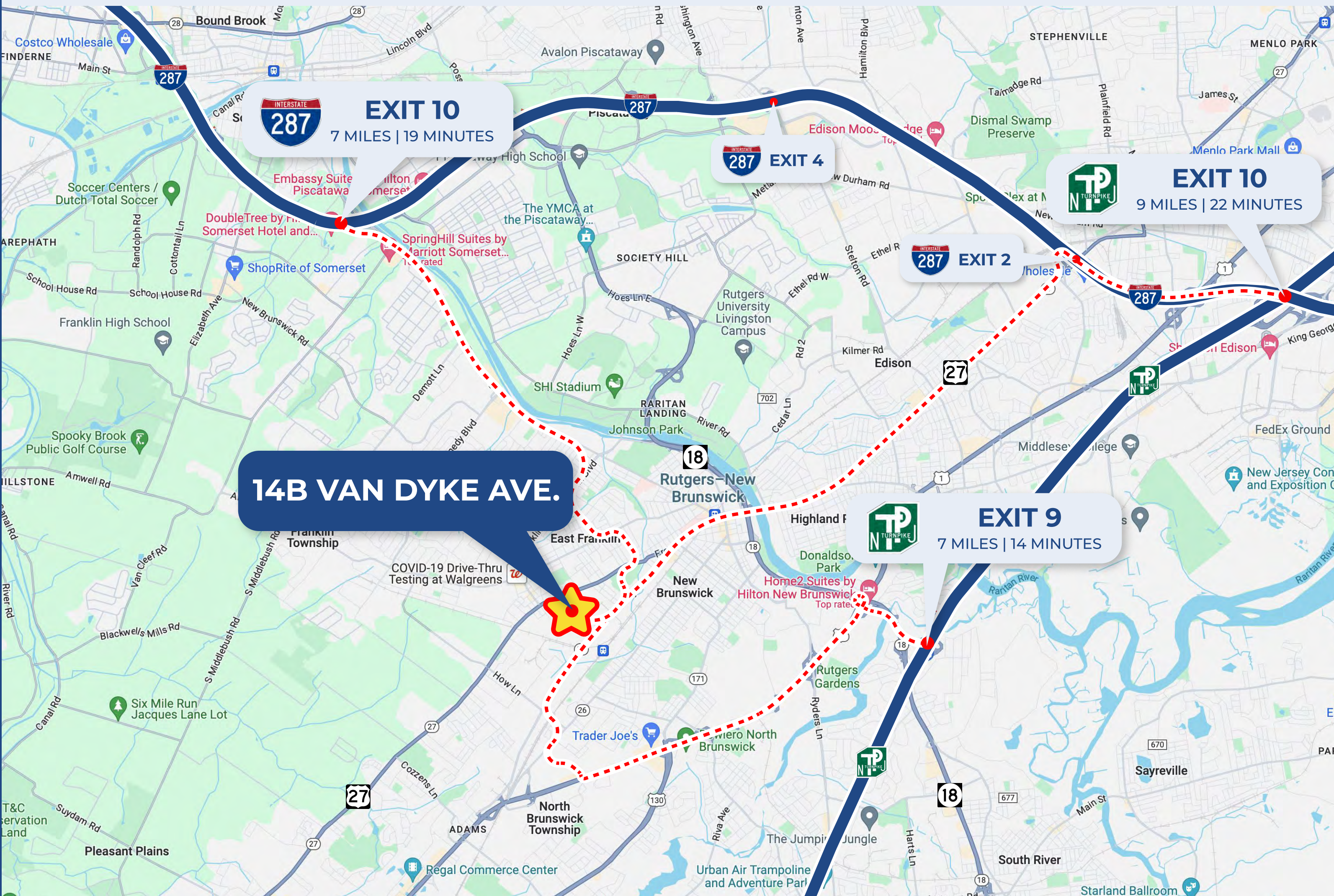
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ACCESS MAP & LABOR STATISTICS



LABOR MARKET

Middlesex County has the highest labor force per square mile in the State. New Brunswick has a prominent workforce with a large labor supply of unskilled and semi-skilled workers.

NONAGRICULTURAL WORKFORCE

1,009,200

Size of New Brunswick's nonagricultural workforce.

WAREHOUSE EMPLOYEES

15%

Increase in the workforce over the past five years.

\$19.57

Hourly wages on average.

FORKLIFT DRIVERS

15%

Increase in the workforce over the past five years.

\$22.10

Hourly wages on average.



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FOR MORE INFORMATION VISIT:
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