



**24 VAN DYKE AVENUE**  
NEW BRUNSWICK, NJ

**17,838 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**

JFREEMAN@WICKCOMPANIES.COM

732.750.4444

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM

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# PROPERTY INFORMATION

## **BUILDING SIZE:**

17,838 SF

## **OFFICE:**

6,500 SF

## **PARKING:**

48 spaces for *Cars*  
6 spaces for *Trucks* against building

## **ZONING:**

1-2 General Industrial

## **LOADING FACILITIES:**

Four (4) 8'-0" wide x 10'-0" high loading docks

## **COLUMN SPACING:**

40' 8" x 47'

## **LIGHTING:**

LED

## **EXTERIOR WALLS:**

1'-0" thick precast concrete insulated walls

## **FLOORING:**

6" thick reinforced 5,000 psi concrete slab laser leveled

## **SPRINKLER:**

Wet in-rack sprinkler system

## **ELECTRIC:**

800 amp - 308/120 V electric service

## **GAS:**

2" line

## **WATER:**

2" line

## **HEAT:**

Gas space heaters

## **ASKING RENT:**

Call For Details



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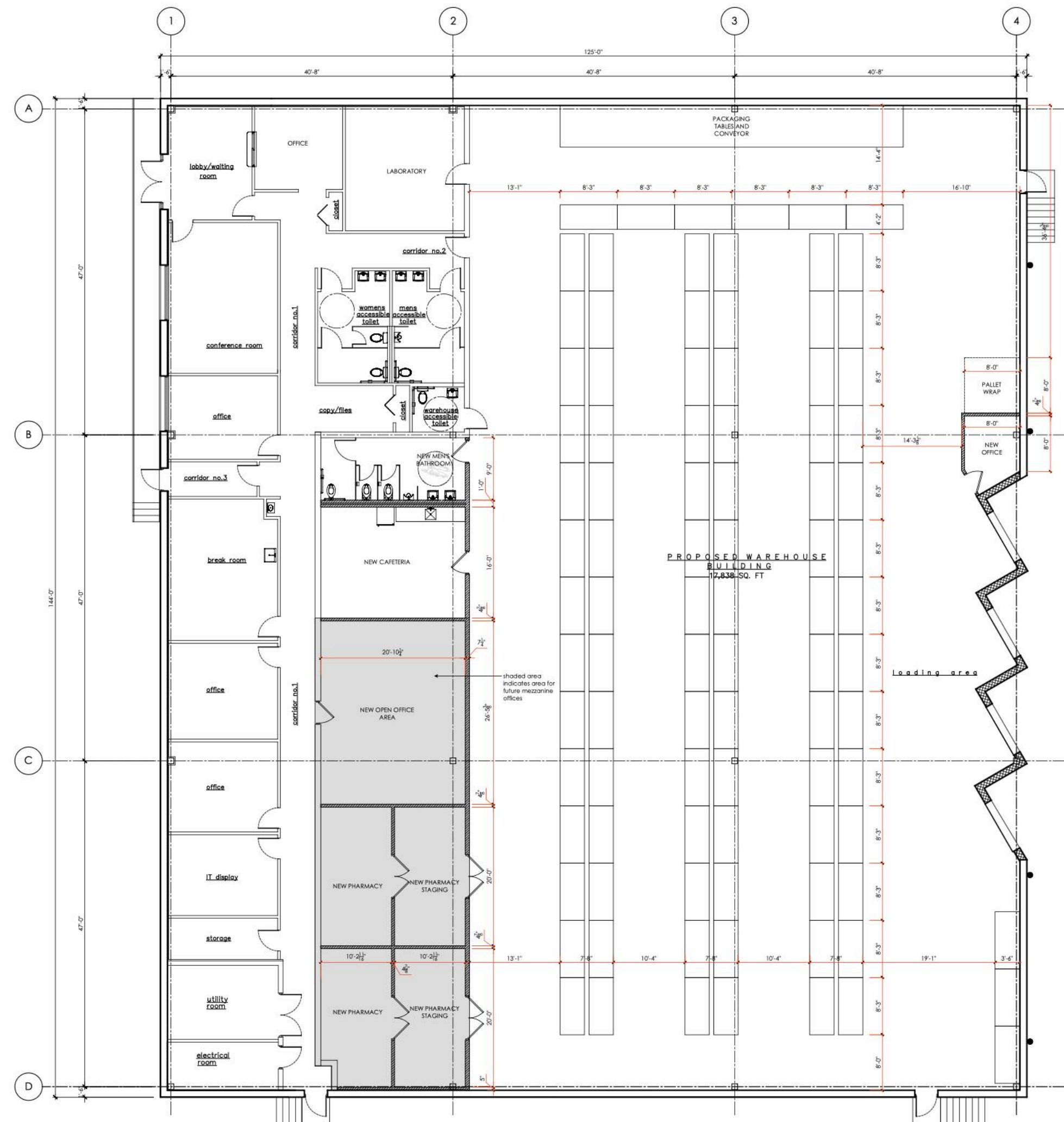




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# FLOOR PLAN



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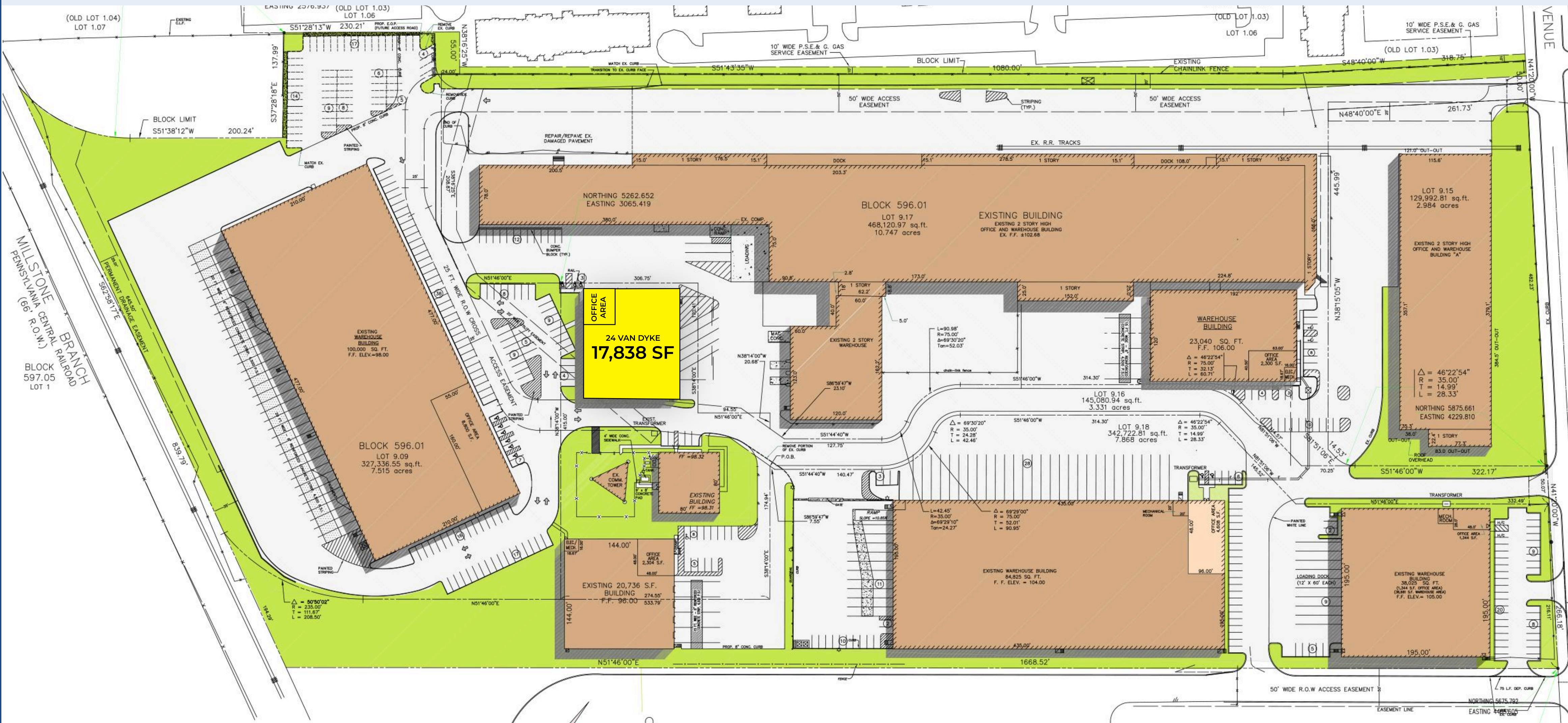




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# SITE PLAN



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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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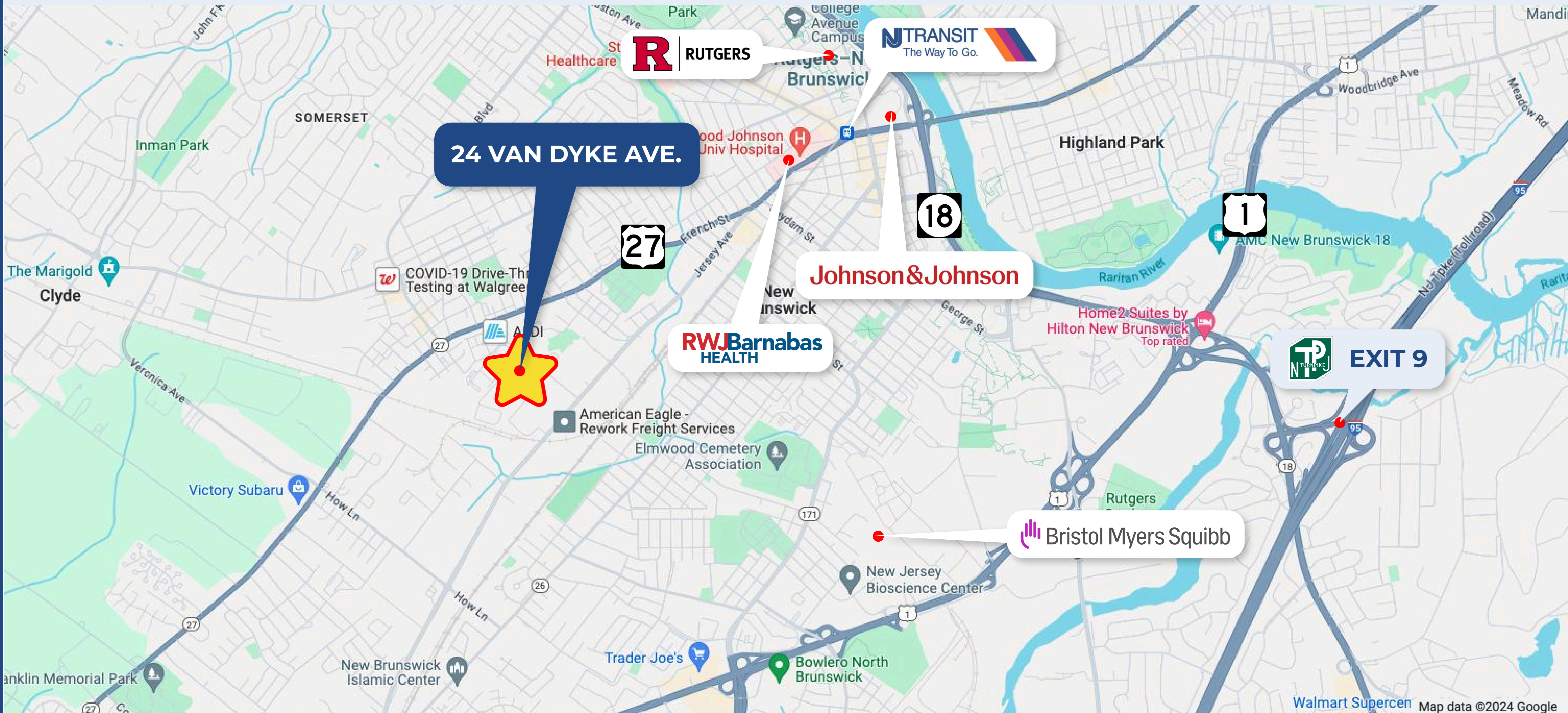




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# LOCATION MAP



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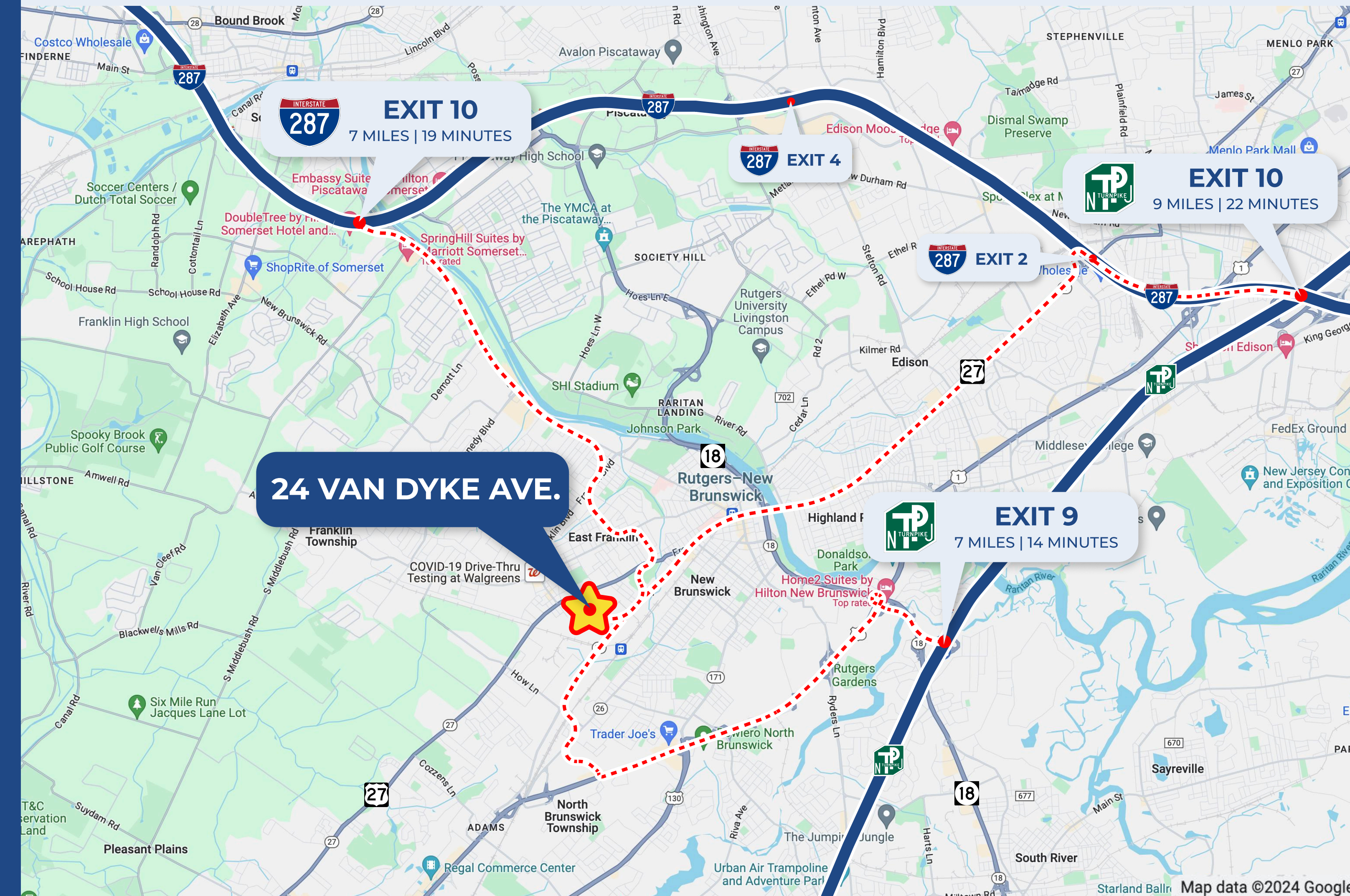




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# ACCESS MAP & LABOR STATISTICS



## 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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