

Available For Lease

27,280 SF



201 Circle Drive North

Piscataway, New Jersey

Available Space

SUITE #115: 27,280 SF warehouse including office space (800 amps)
RENTAL RATE: Call for Quote / CAM \$3.71 per SF including RE Taxes (2025)

PROPERTY FEATURES

- Modern high-tech/flex building situated in prestigious business campus featuring floor to ceiling windows, ribbed brick and aluminum façade
- Flexible LI-5 Light Industrial zoning allows for distribution, light manufacturing, labs and office uses
- New LED lighting
- Wet sprinkler
- 2 Loading docks / 3 Drive-Ins
- New Roof
- Gas Heat
- 18' clear ceiling height
- Connectivity - Verizon (FIOS) and Optimum
- Abundant car parking
- Immediate access to I-287 via Exits 7 & 8

For further information
please contact Exclusive Broker:

90 Woodbridge Center Drive, Suite 160
Woodbridge, NJ 07095
732 985 3000

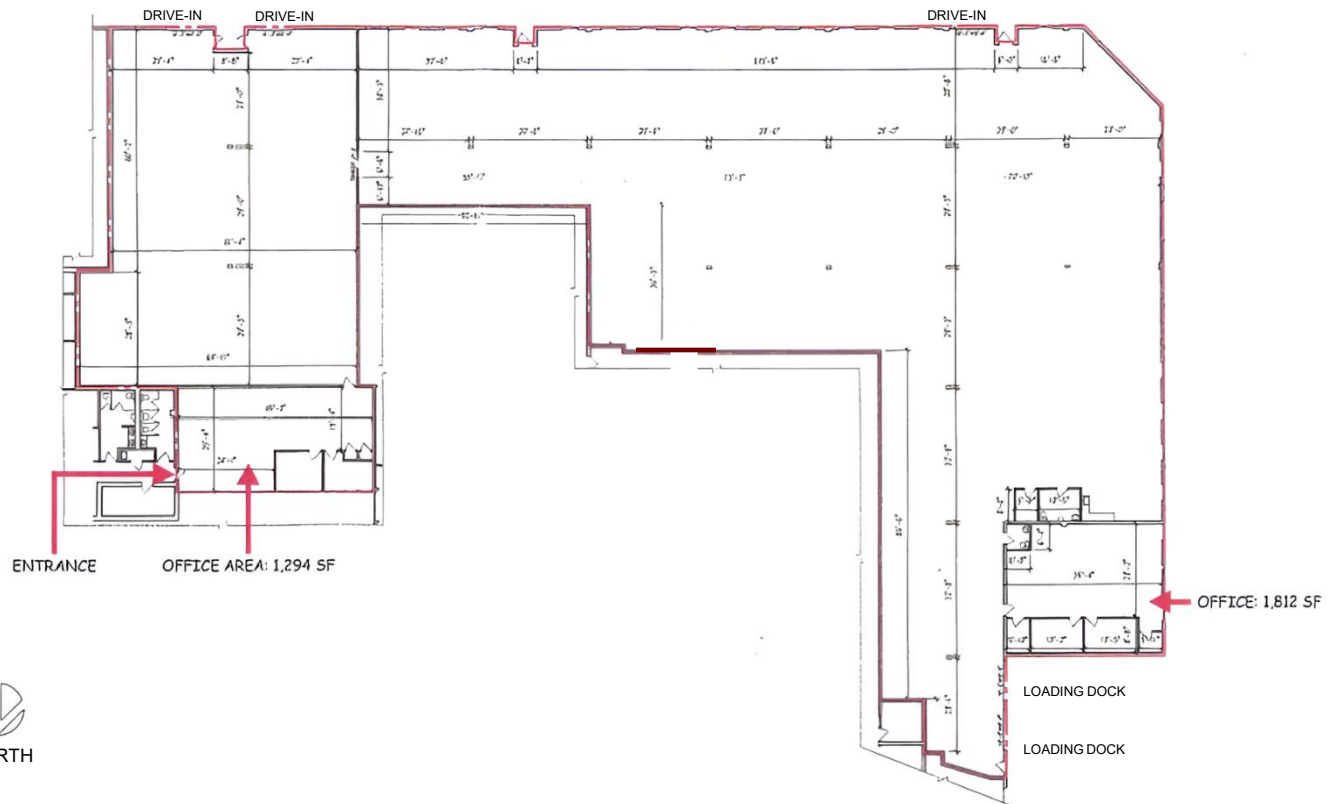
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FLOOR PLAN

201 Circle Drive North



SUITE #115

<input type="checkbox"/> Warehouse Area	24,174 SF
<input type="checkbox"/> Office Area	1,294 SF
	<u>1,812 SF</u>
TOTAL AREA	27,280 SF

Office Area



1,294 SF

Suite #115

Office Area



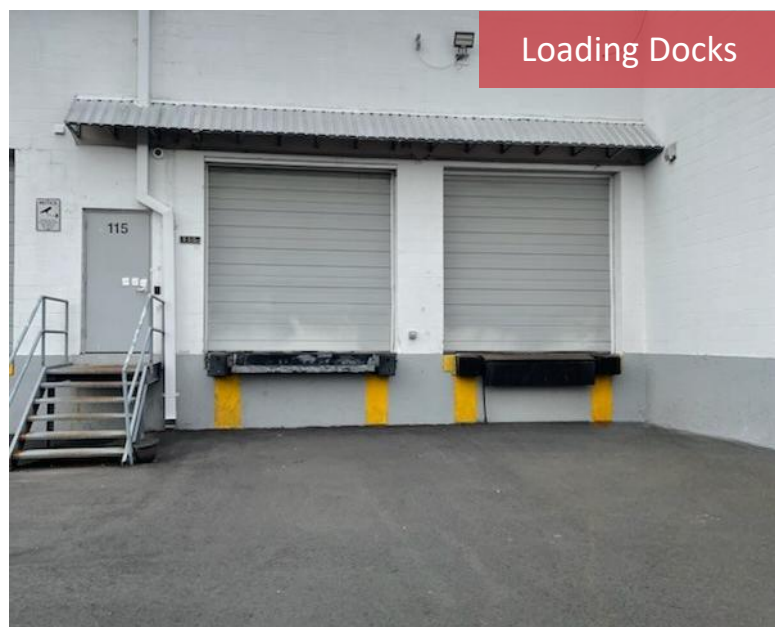
1,812 SF

Warehouse



24,174 SF

Loading Docks



FOR LEASE

Warehouse / High Tech Space



ABOUT THE LOCATION

- 201 Circle Drive North is easily accessible by two interchanges of I-287 which directly connects with the New Jersey Turnpike, Garden State Parkway, Routes 1, 18, 22, I-78 and I-80
- Neighboring area amenities include local shopping, banking, hotel accommodations and restaurants are all just minutes away
- Corporate neighbors include Paychex, Roma Foods, Johnson & Johnson, Humanscale, L'Oreal USA, Amneal Pharmaceutical, Chanel Inc., Rutgers University, Best Buy, Fujitsu General, Kiss Products and Kuehne & Nagel



NAI DiLeo-Bram & Co.

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