

For Sale

📍 1453 Jersey Avenue, North Brunswick, NJ
↔ +/- 48,000 SF Industrial Space on 5.75 AC



Short Term Seller Leaseback

Get in Touch

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BR **M** Metz
Industrial

Portfolio Highlights

PROPERTY HIGHLIGHTS

Property Features

-  **+/-48,000 SF Total | 2 Buildings**
-  Drive-in Door & Tailboards
-  **Ample** Ceiling Height
-  50+ Parking Spaces
-  **3.5 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**





1



30,000 SF Unit 1
40' Clear



Site Area 3.75 Acres



Fully Lit Parcel

1



4 Tailboards
1 Oversize Door



Ample Outside Storage
and Parking (2 AC IOS)



Infrastructure in Place to
Install a Crane

2



18,000 SF Unit 2



Site Area 2 Acres



Fully Lit Parcel



3 Drive-in Doors

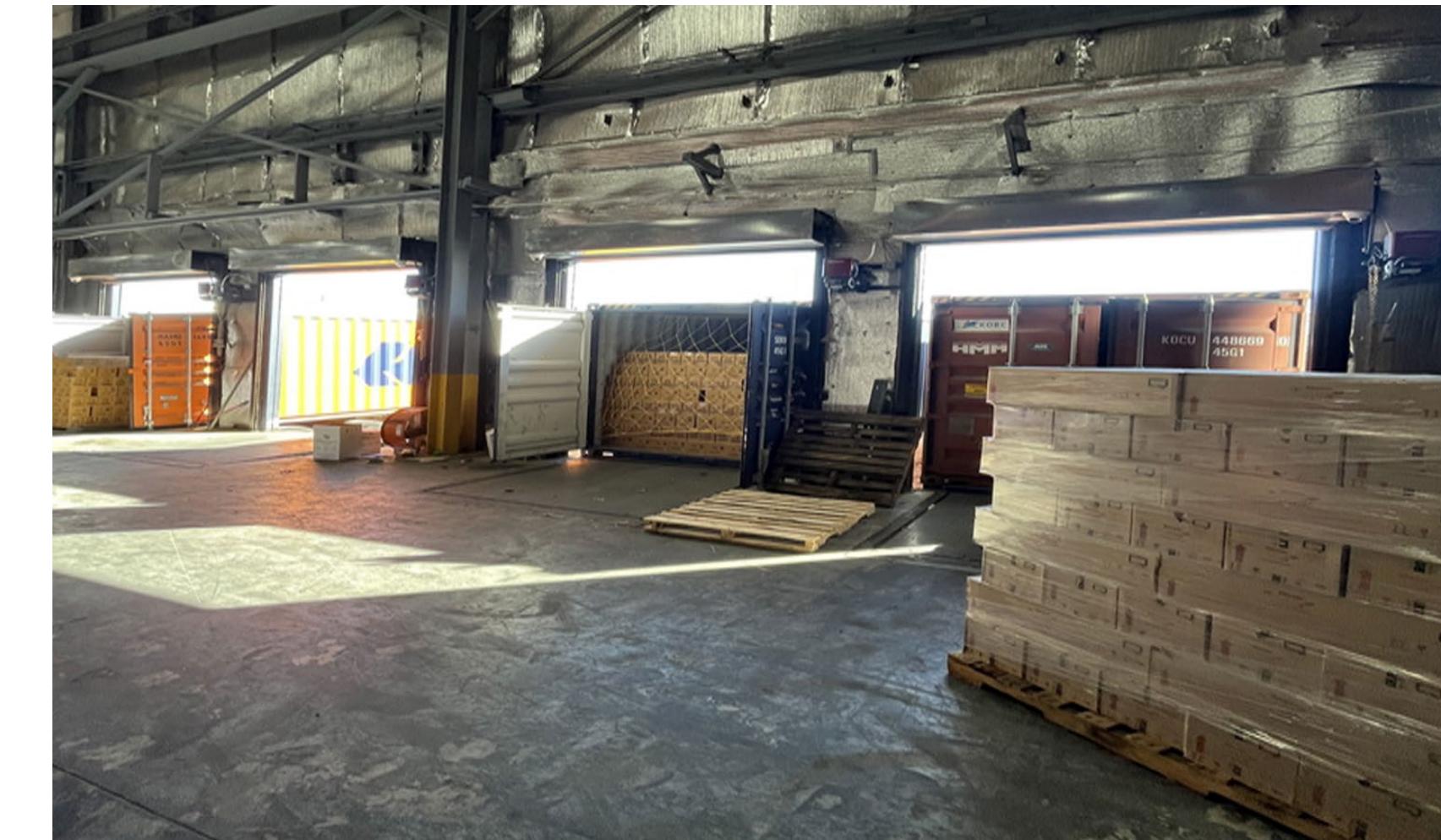
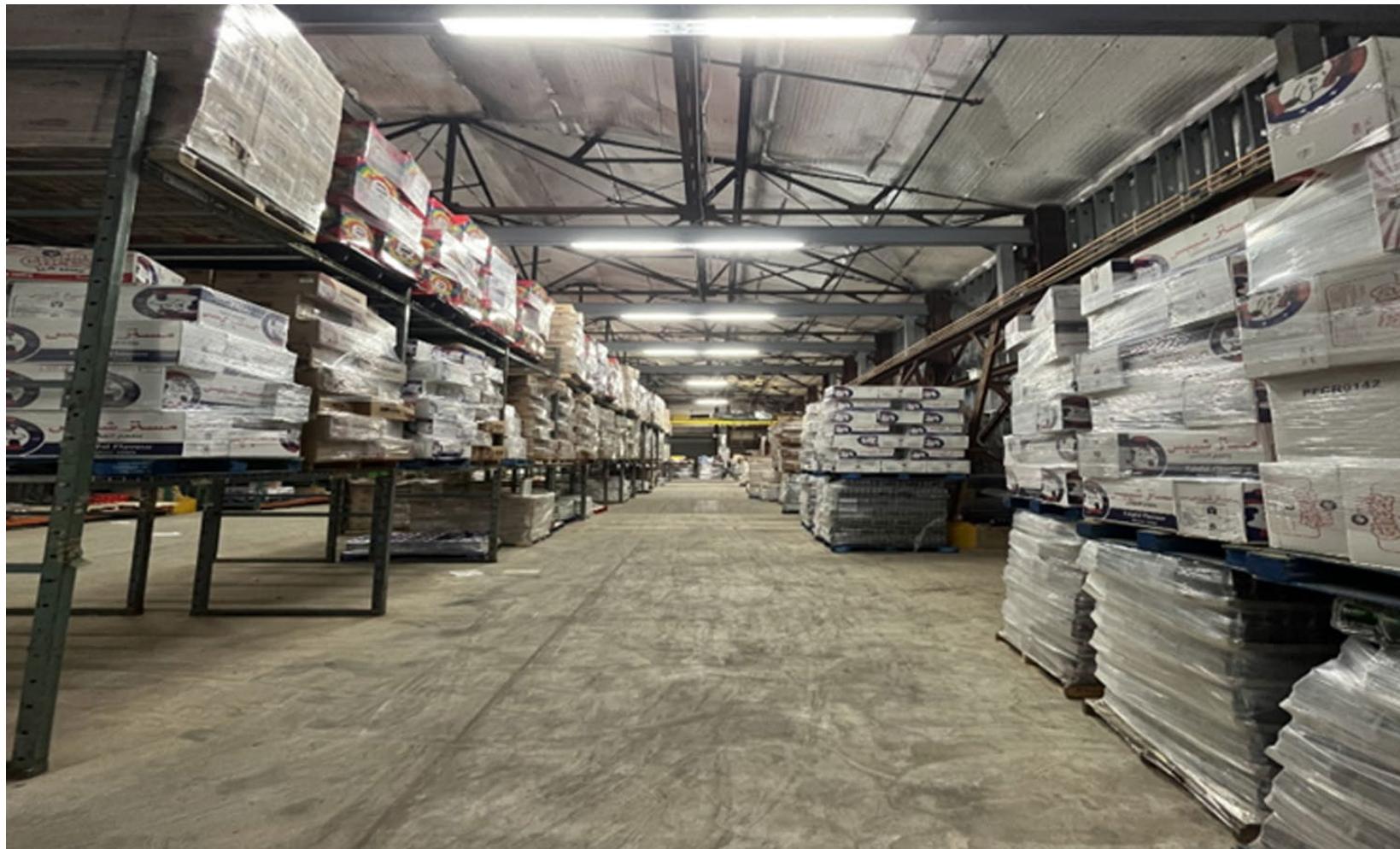


Ample Outside Storage
and Parking (1.5 AC IOS)



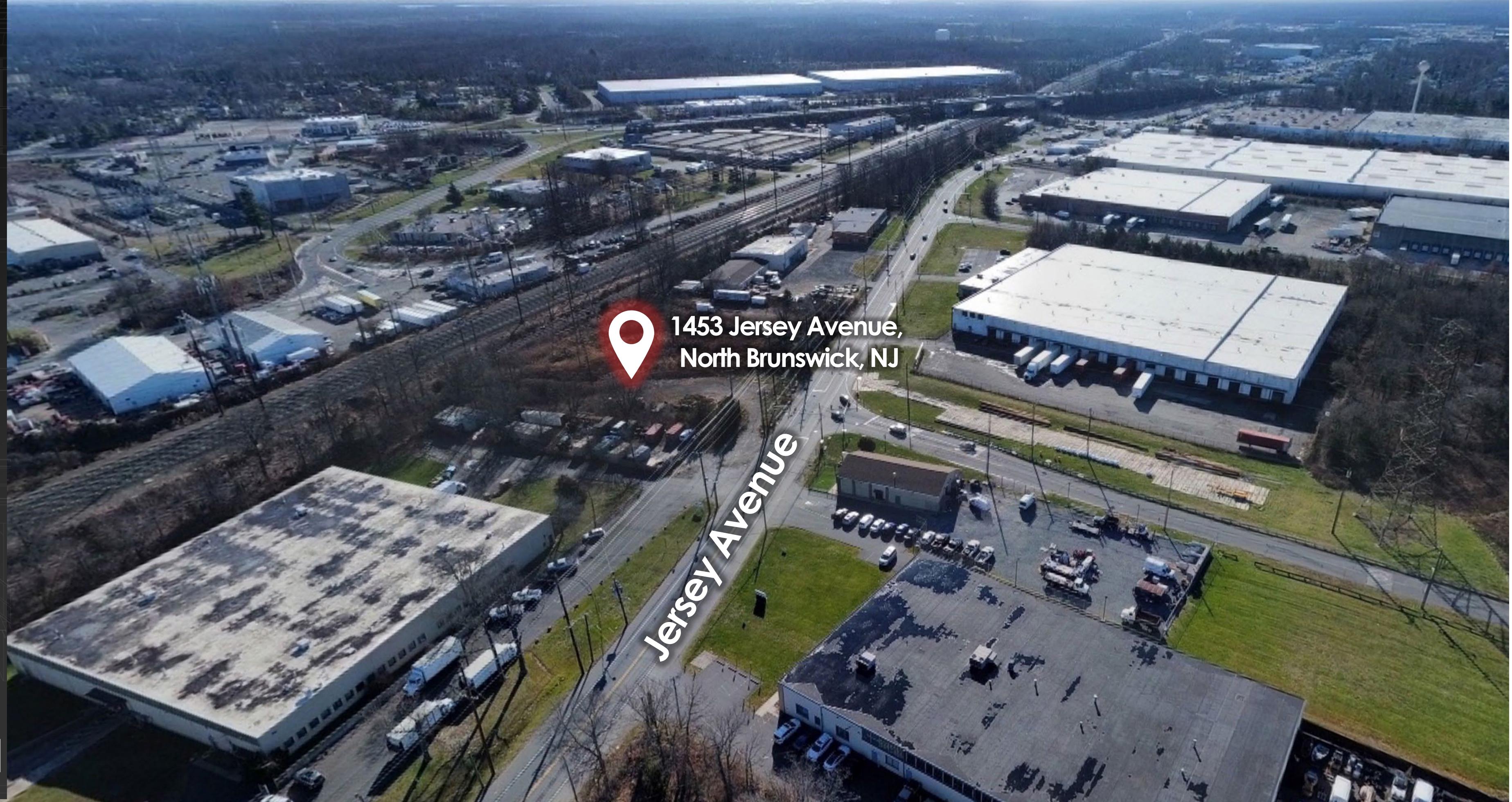
2 Cranes

PROPERTY PHOTOS



Property Photos

AERIAL



1453 Jersey Avenue,
North Brunswick, NJ

Jersey Avenue





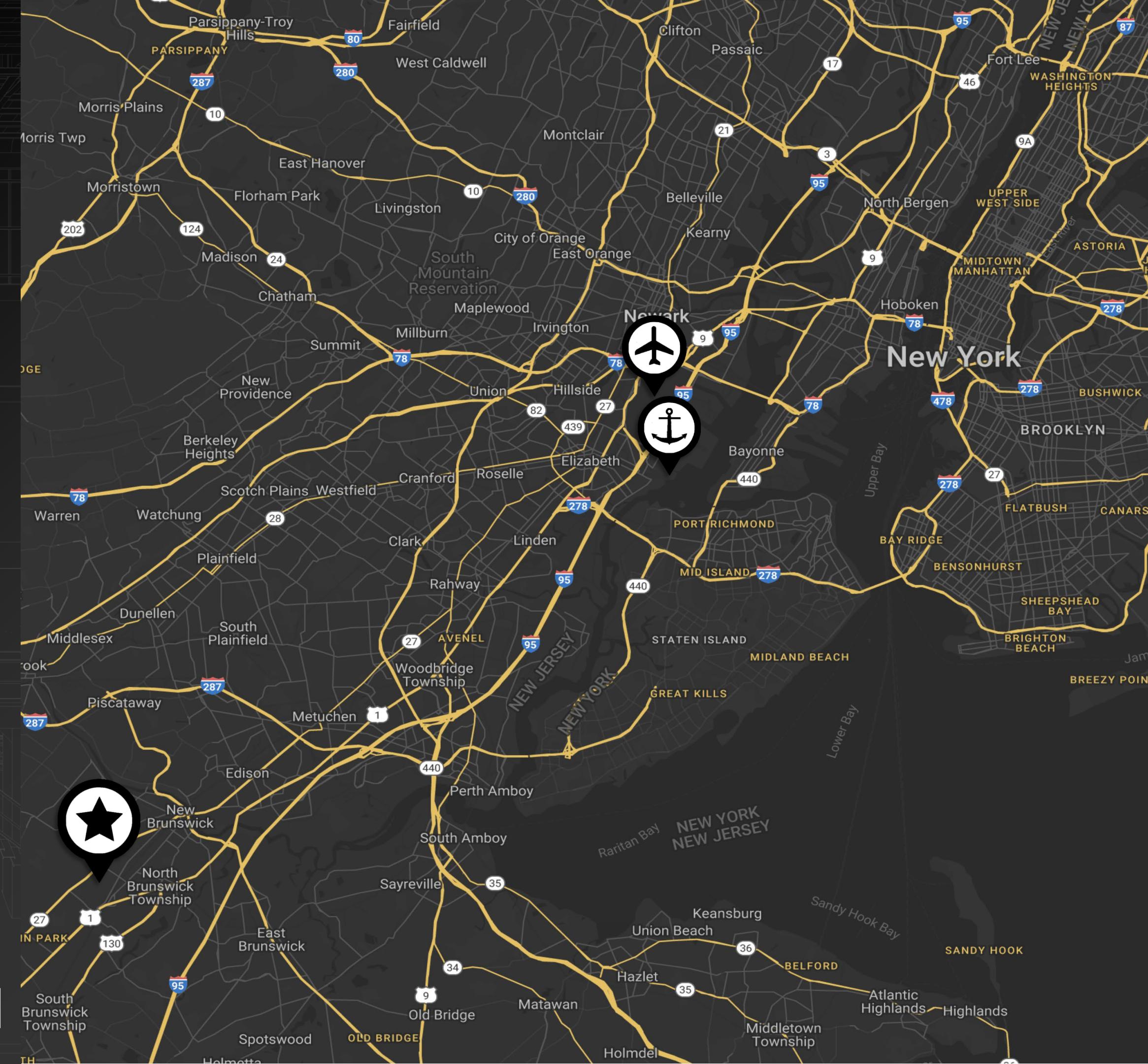
Route 1

Downtown
New Brunswick

Route 130



1453 Jersey Avenue,
North Brunswick, NJ



 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

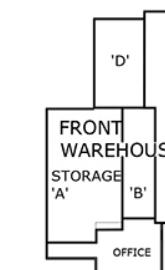
With road access to:

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

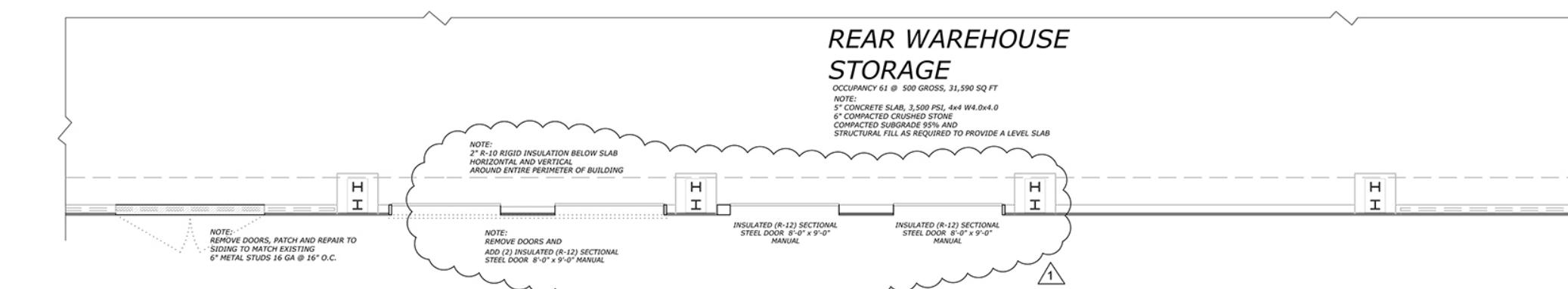




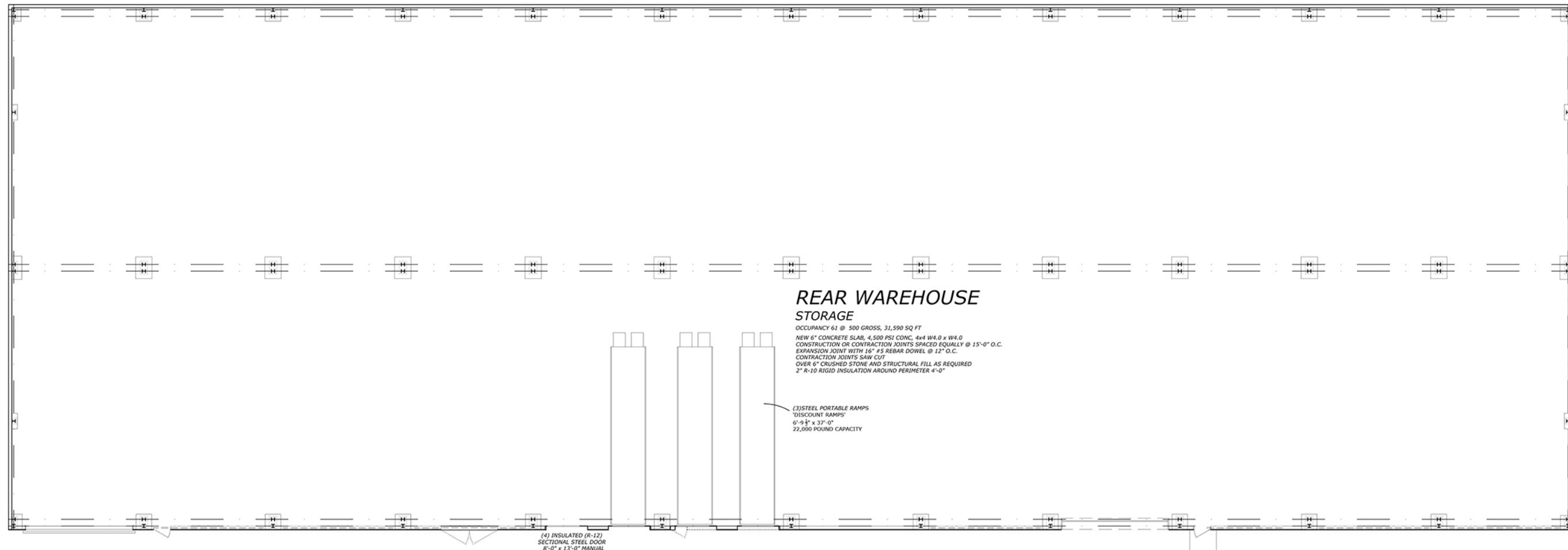
REAR WAREHOUSE



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
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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

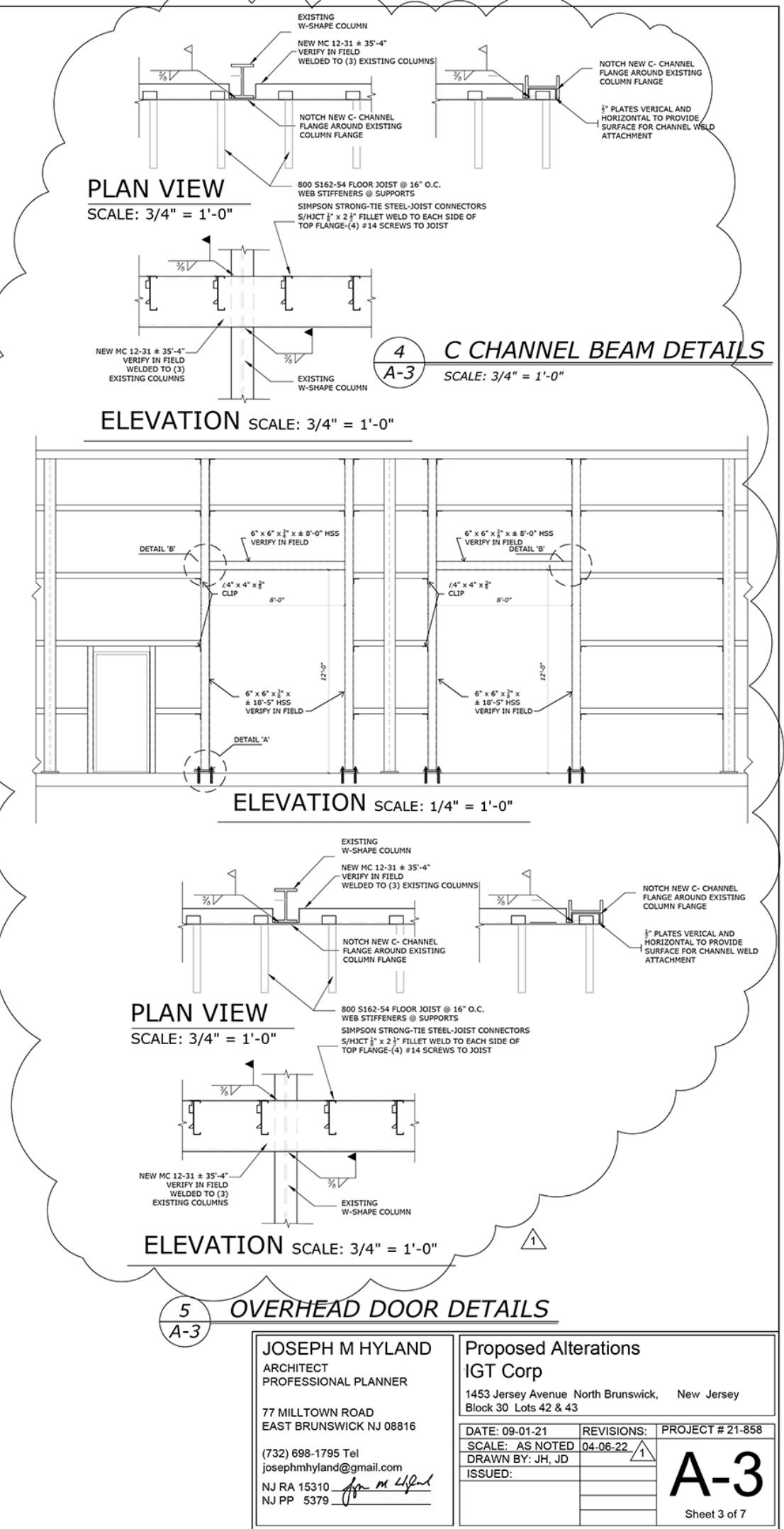
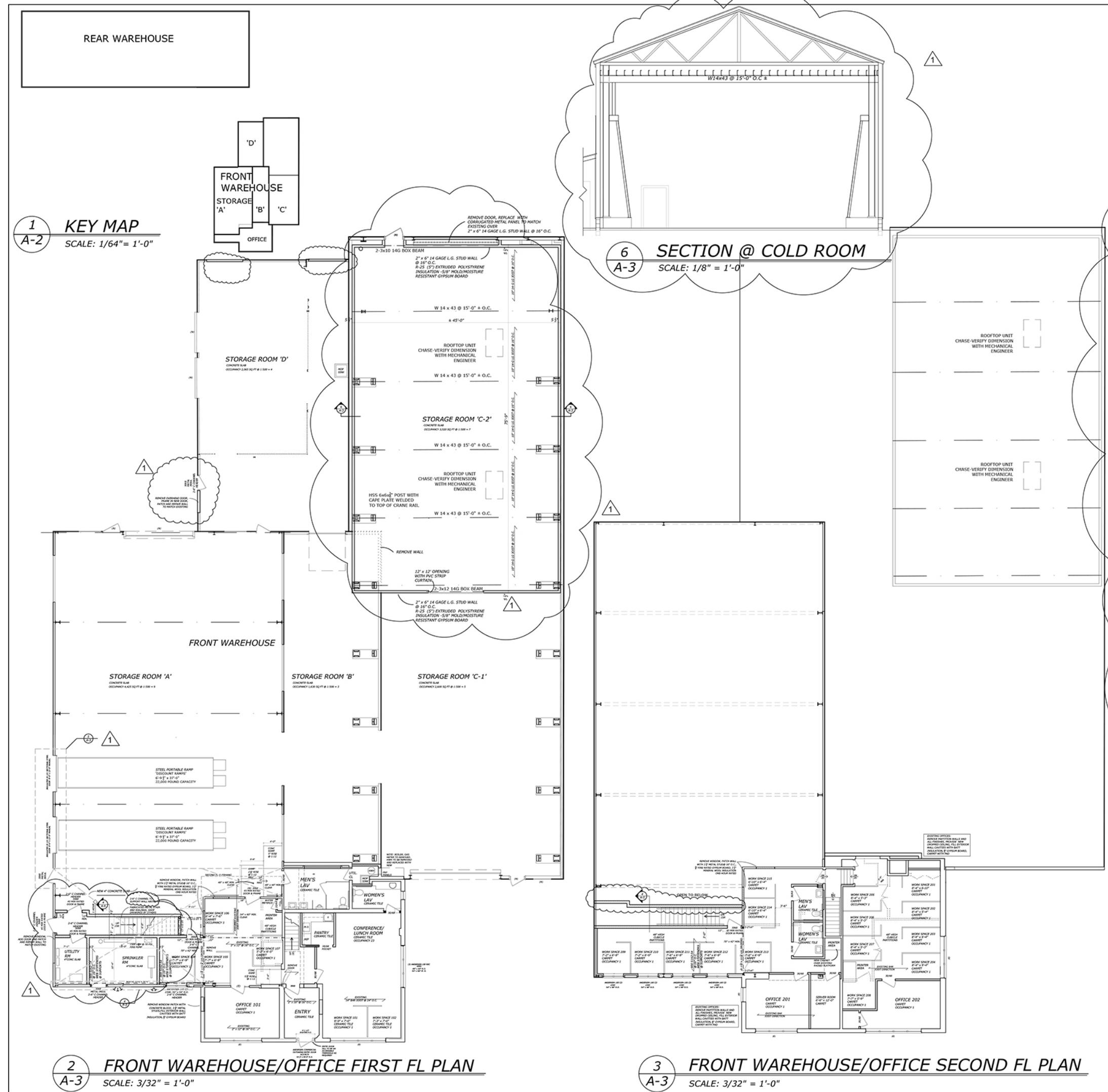
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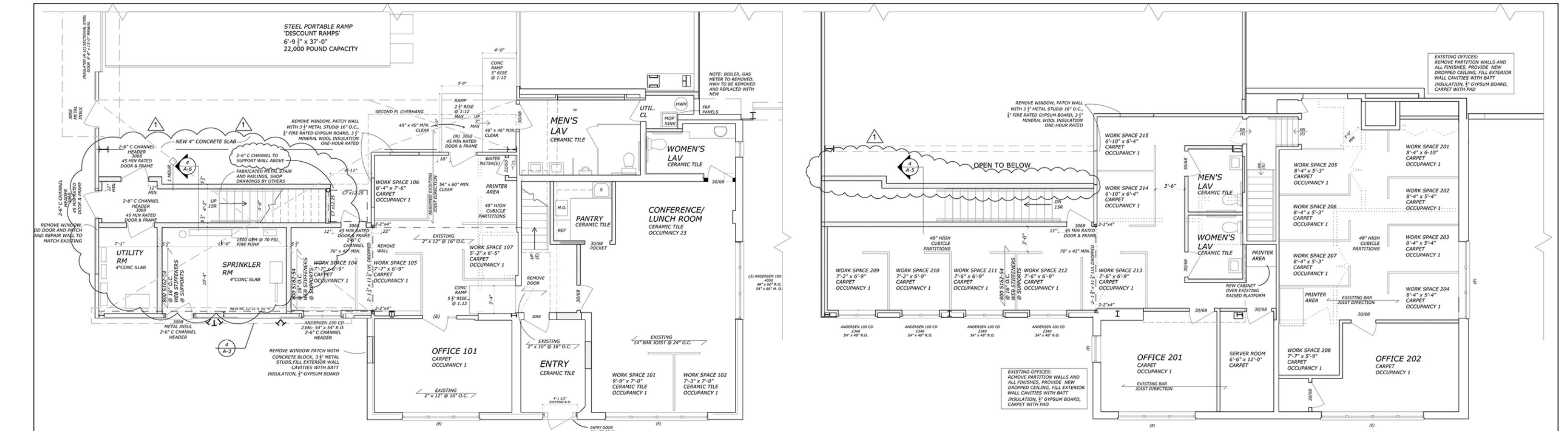
DRAWN BY: JH

ISSUED:

A-2

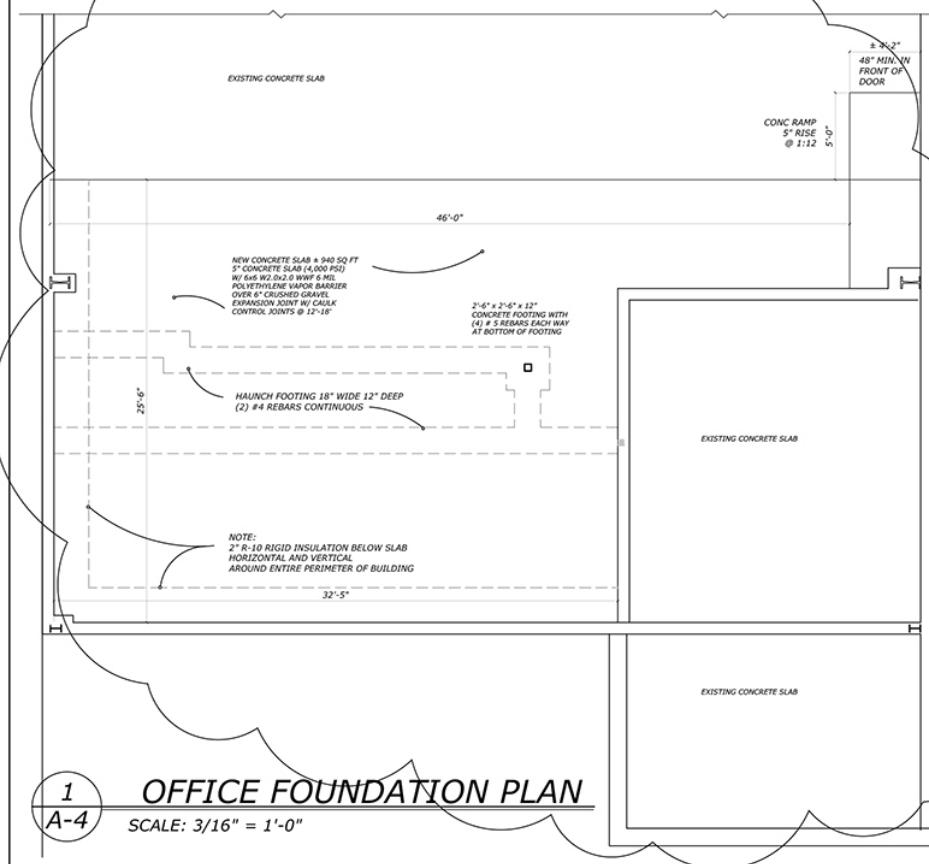
Sheet 2 of 7





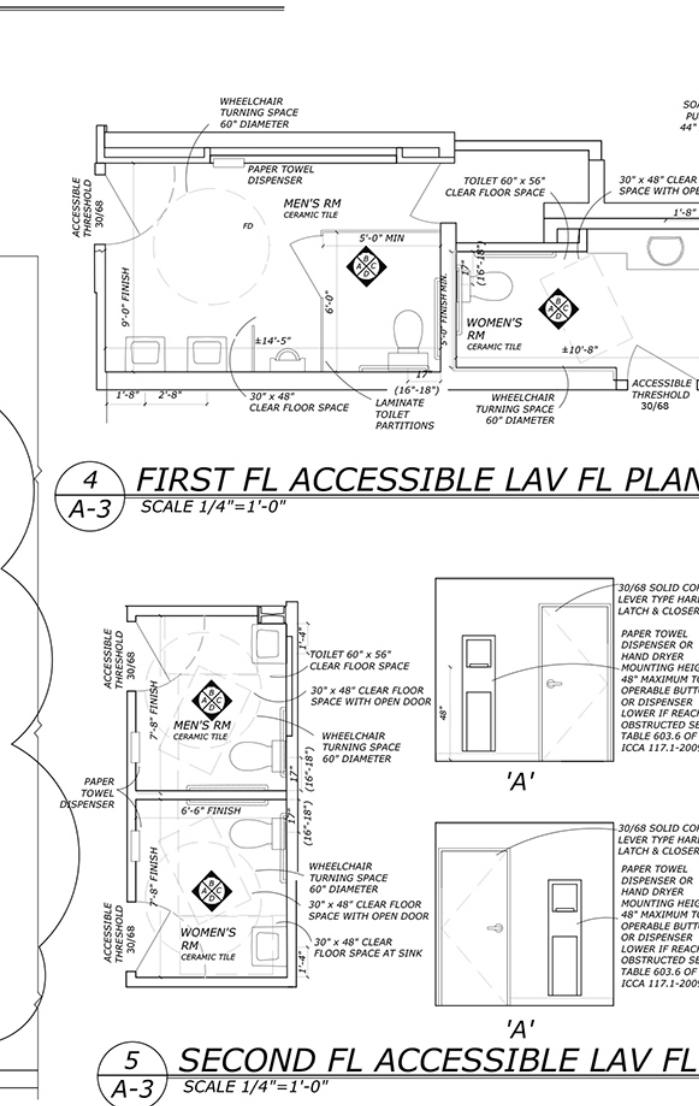
2 OFFICE FIRST FL PLAN

SCALE: 3/16" = 1'-0"



4 FIRST FL ACCESSIBLE LAV FL PLANS

SCALE 1/4"=1'-0"

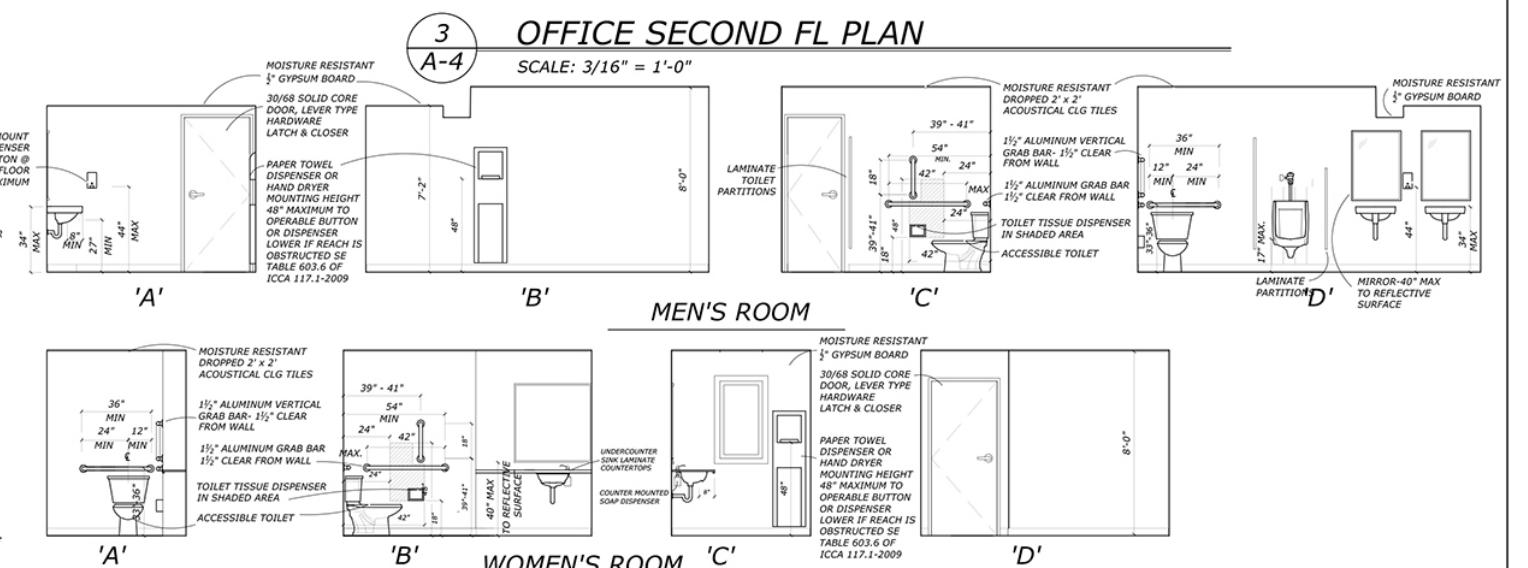


1 OFFICE FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

5 SECOND FL ACCESSIBLE LAV FL PLANS

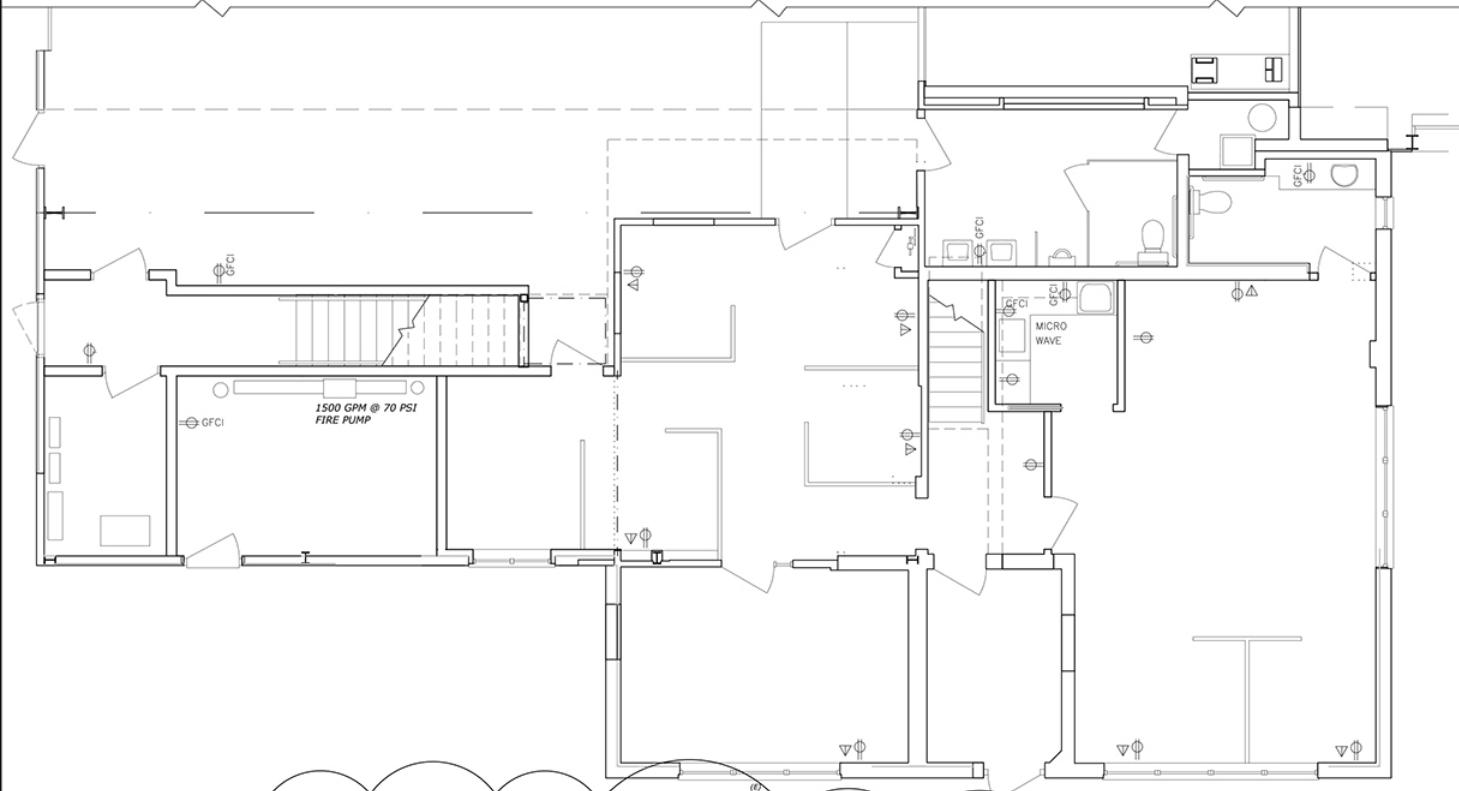
SCALE 1/4"=1'-0"



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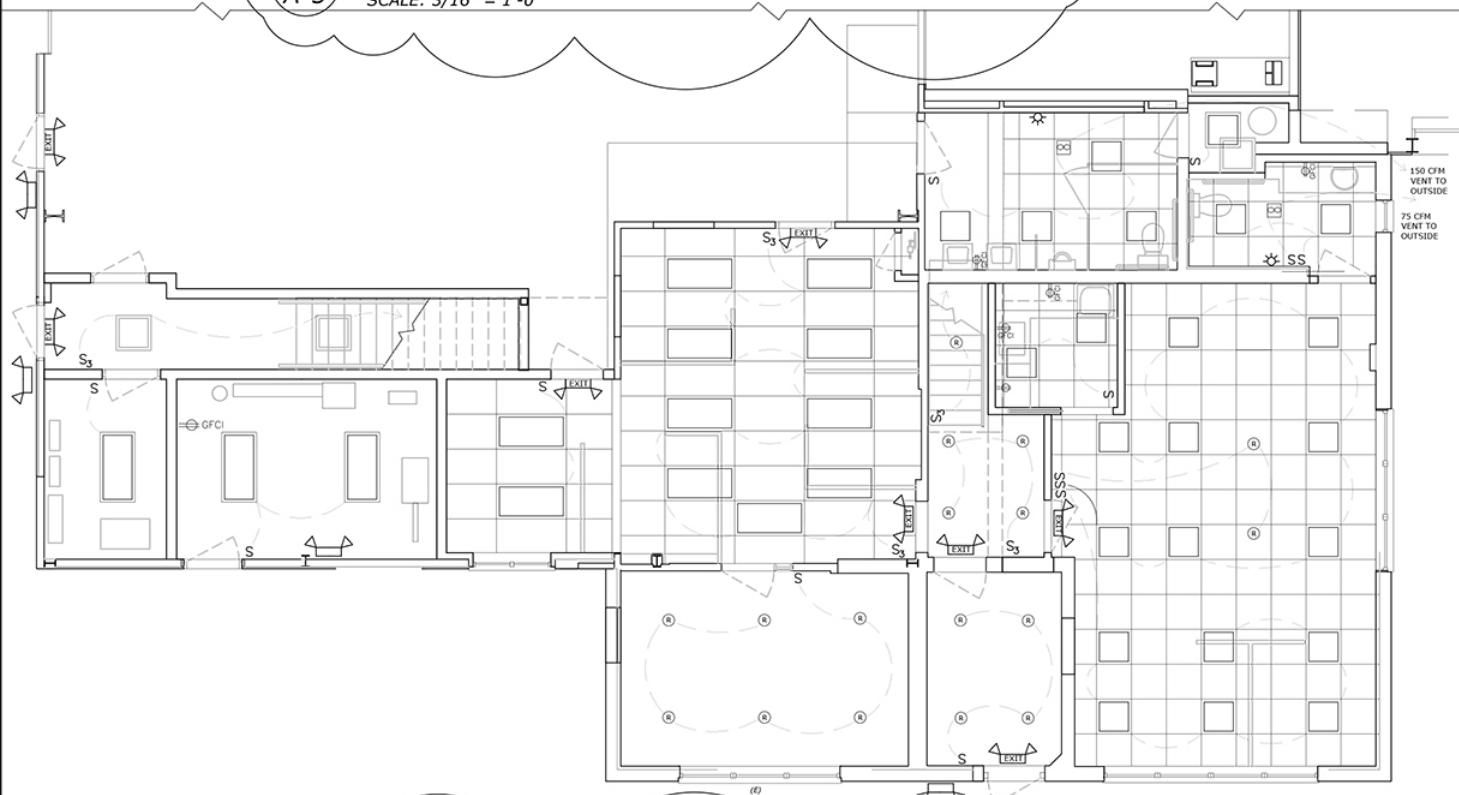
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IGT Corp
1453 Jersey Avenue North Brunswick, New Jersey
Block Lot 42 & 43

DATE: 09-01-21 REVISIONS: PROJECT # 21-858
SCALE: AS NOTED 04-06-22
DRAWN BY: JH, JD
ISSUED:
A-4
Sheet 4 of 7



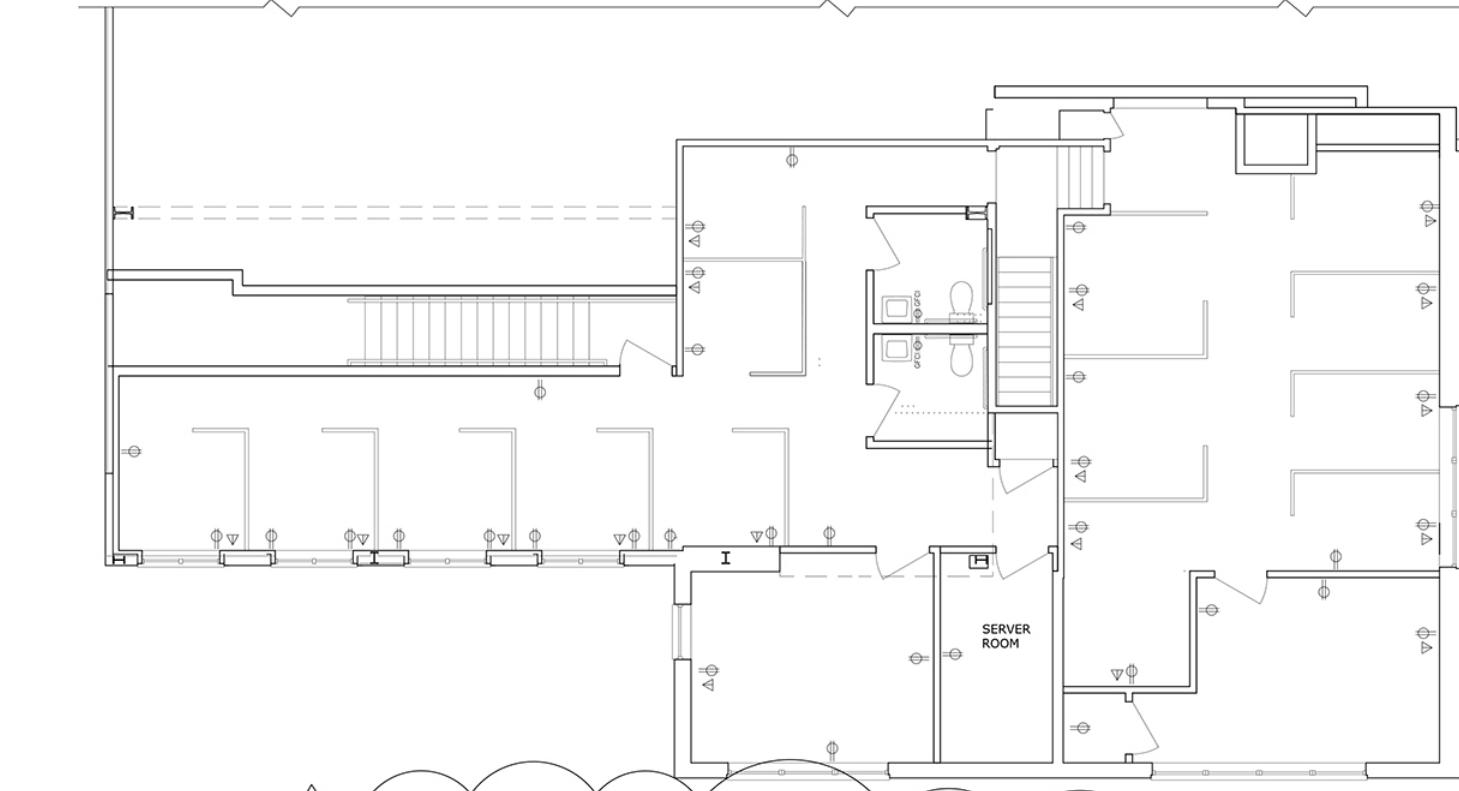
1
A-5
OFFICE FIRST FL POWER PLAN

SCALE: 3/16" = 1'-0"



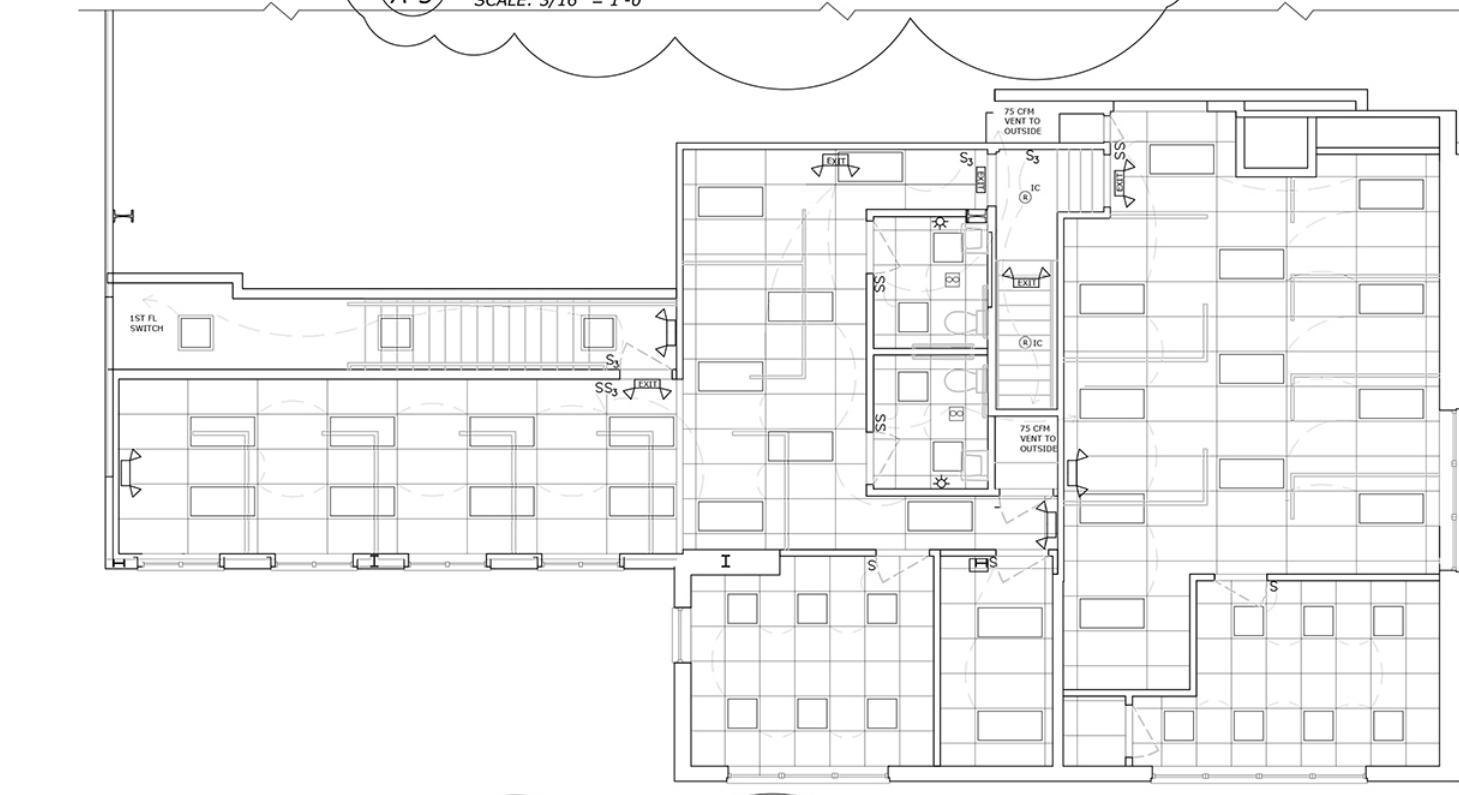
3
A-5
OFFICE FIRST FL LIGHTING PLAN

SCALE: 3/16" = 1'-0"



2
A-5
OFFICE SECOND FL POWER PLAN

SCALE: 3/16" = 1'-0"



4
A-5
OFFICE SECOND FL LIGHTING PLAN

SCALE: 3/16" = 1'-0"

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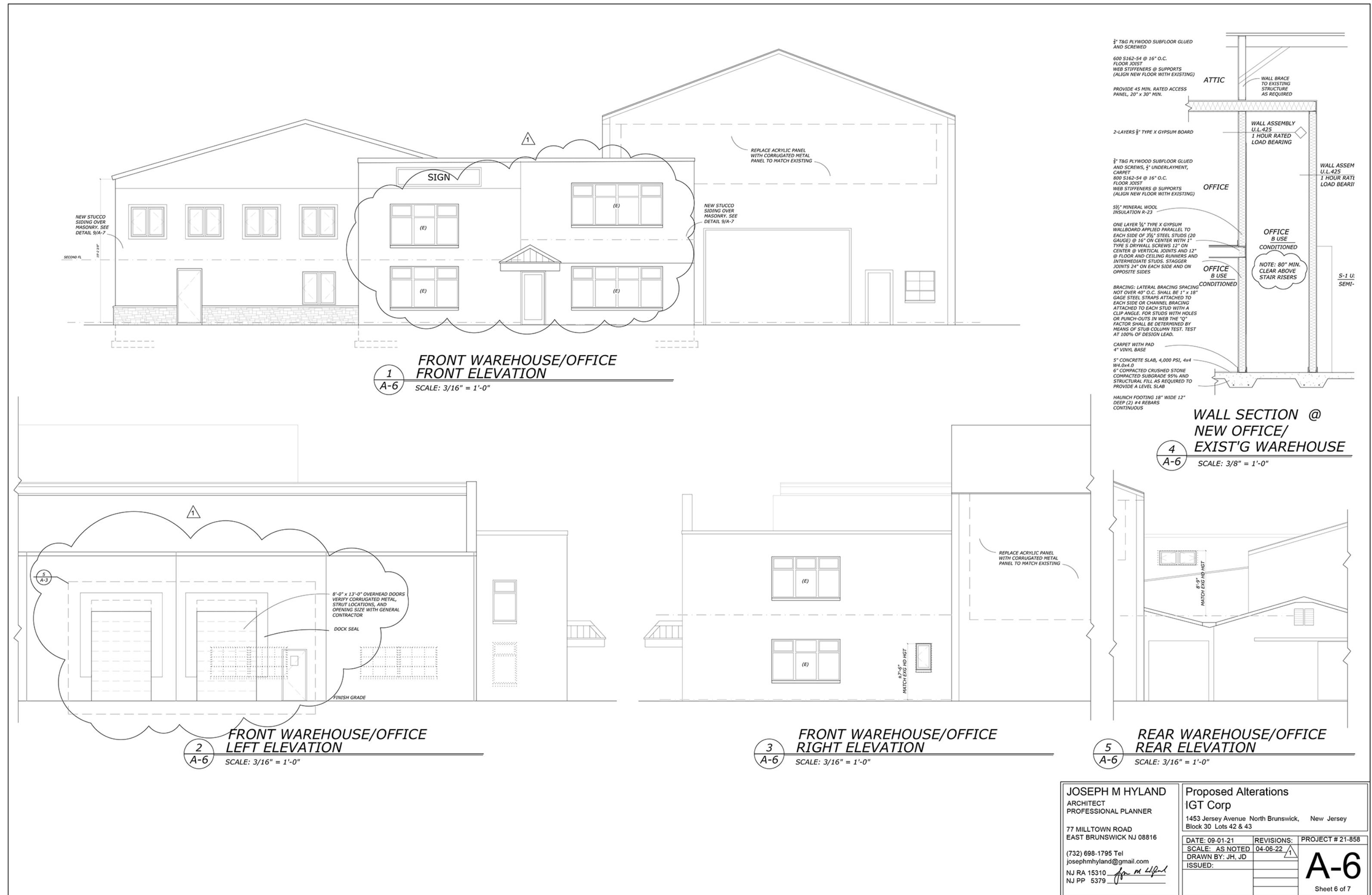
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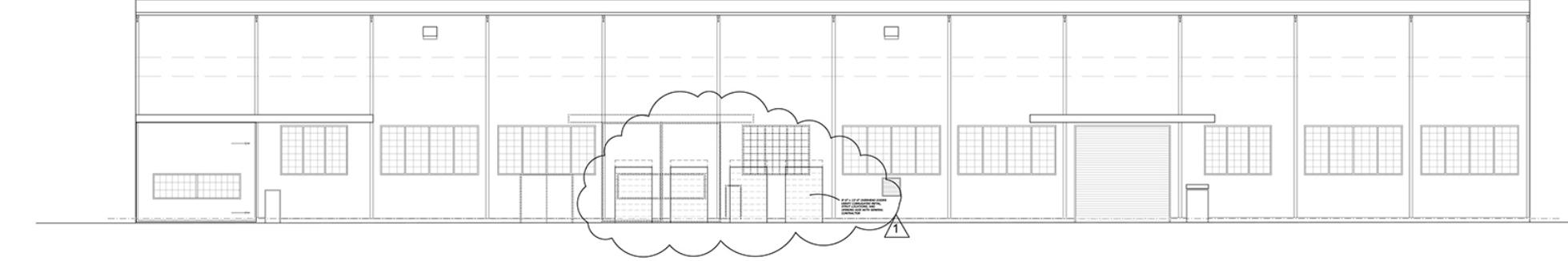
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ISSUED:

1

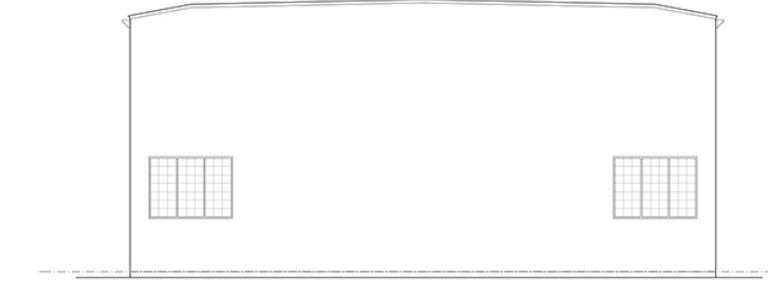
A-5

Sheet 5 of 7

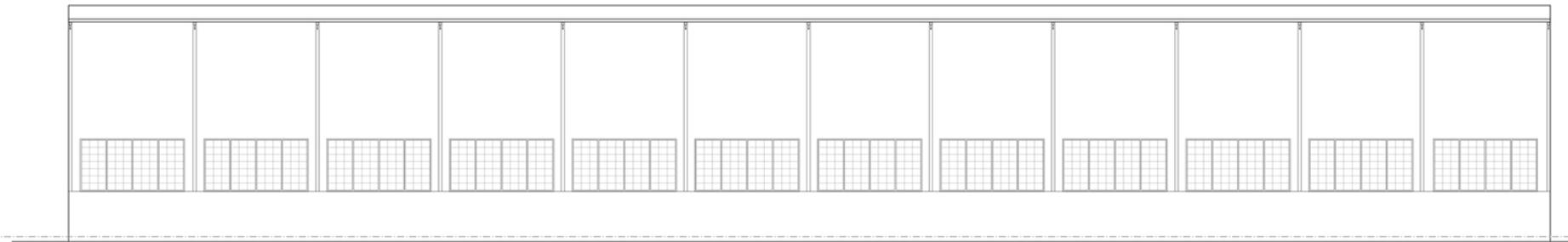




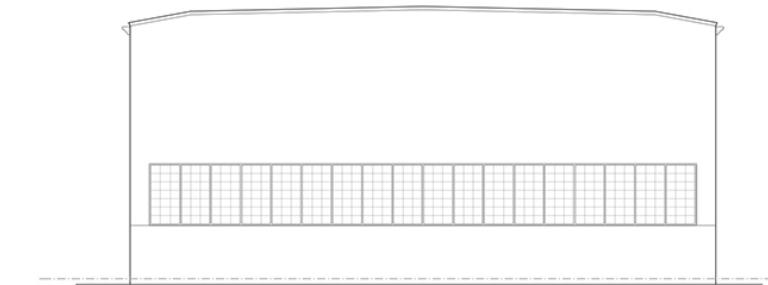
1
A-7 REAR WAREHOUSE FRONT ELEVATION
SCALE: 1/16" = 1'-0"



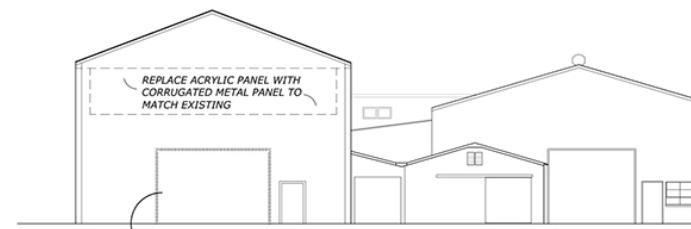
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A-7 REAR WAREHOUSE RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



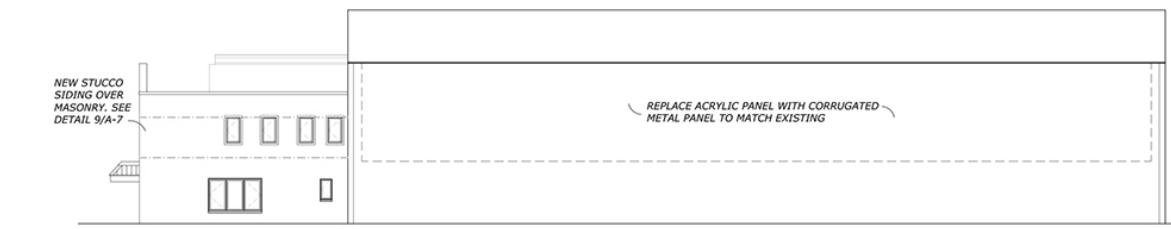
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A-7 REAR WAREHOUSE REAR ELEVATION
SCALE: 1/16" = 1'-0"



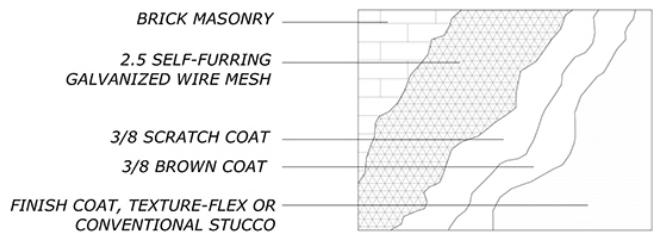
4
A-7 REAR WAREHOUSE LEFT ELEVATION
SCALE: 1/16" = 1'-0"



5
A-7 FRONT WAREHOUSE REAR ELEVATION
SCALE: 1/16" = 1'-0"



6
A-7 FRONT WAREHOUSE RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



9
A-7 STUCCO DETAIL
NOT TO SCALE



7
A-7 FRONT WAREHOUSE FRONT ELEVATION
SCALE: 1/16" = 1'-0"



8
A-7 FRONT WAREHOUSE LEFT ELEVATION
SCALE: 1/16" = 1'-0"

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