

For Sale

📍 1453 Jersey Avenue, North Brunswick, NJ

📏 +/-48,000 SF Industrial Space on 5.75 AC



Get in Touch

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Portfolio 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



SiteArea 3.75 Acres



Fully Lit Parcel



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



SiteArea 2 Acres



Fully Lit Parcel



3 Drive-in Doors



Ample Outside Storage
and Parking (1.5 AC IOS)



2 Cranes





Property Photos



1453 Jersey Avenue,
North Brunswick, NJ

Jersey Avenue



Downtown New Brunswick

Route 1

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:

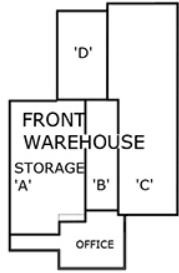
- **Exit 9, NJ Turnpike**
- **Routes 130 & 1-9**
- **I-287**



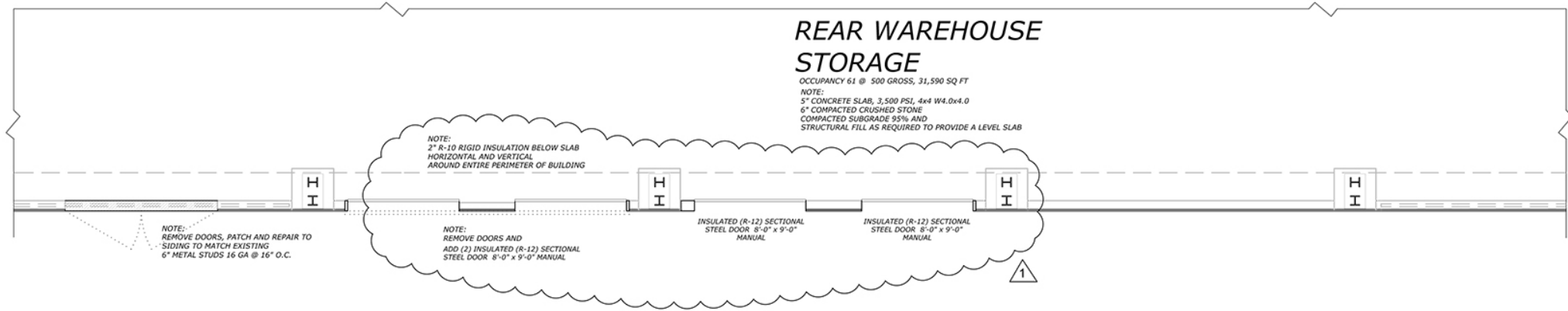




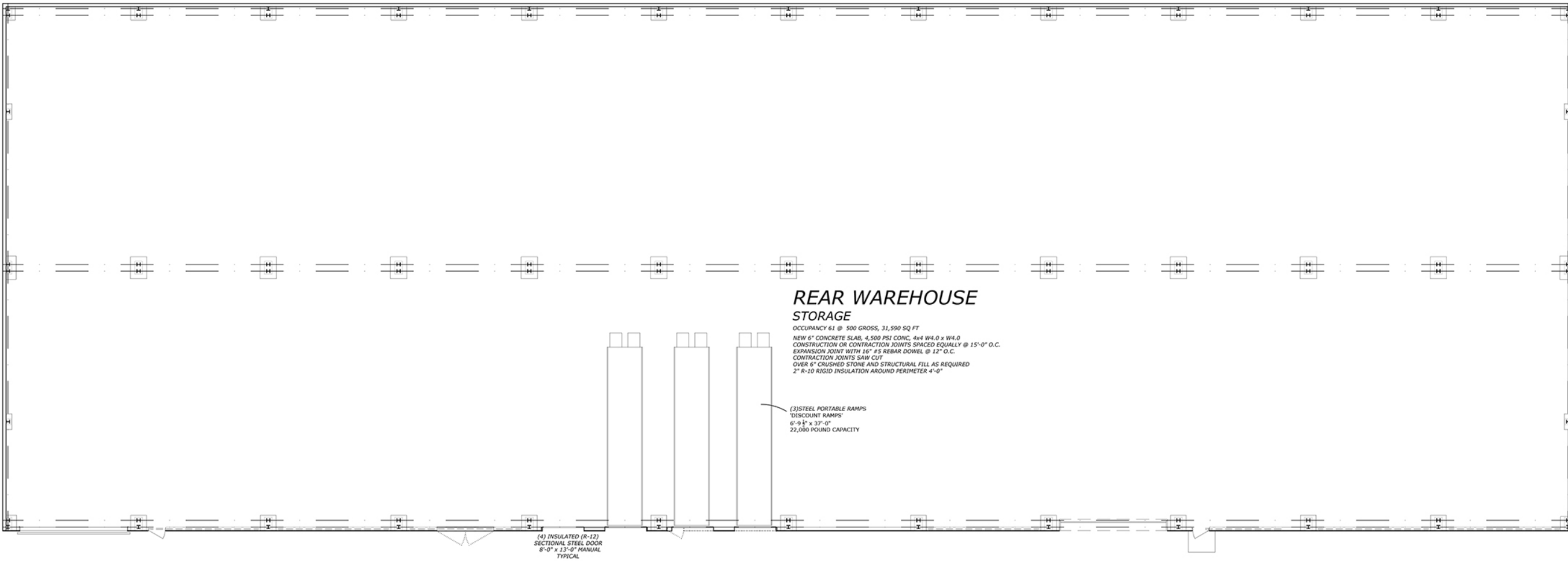
REAR WAREHOUSE



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



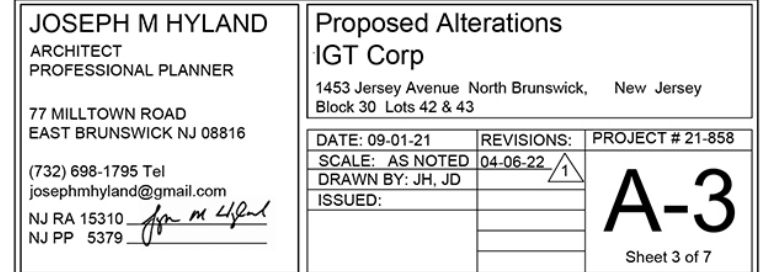
2
A-2
REAR WAREHOUSE LOADING DOCK FL PLAN
SCALE: 1/16" = 1'-0"

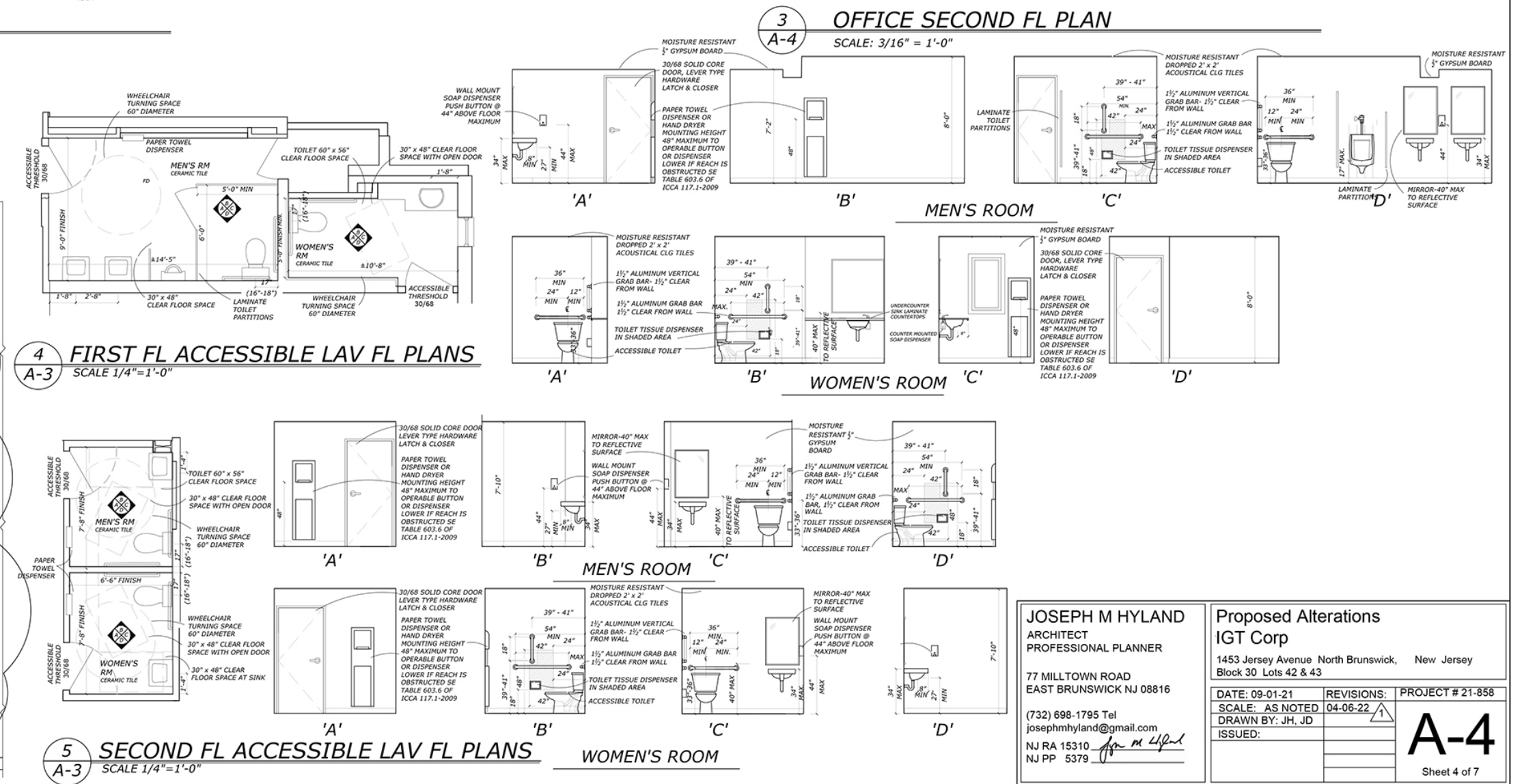
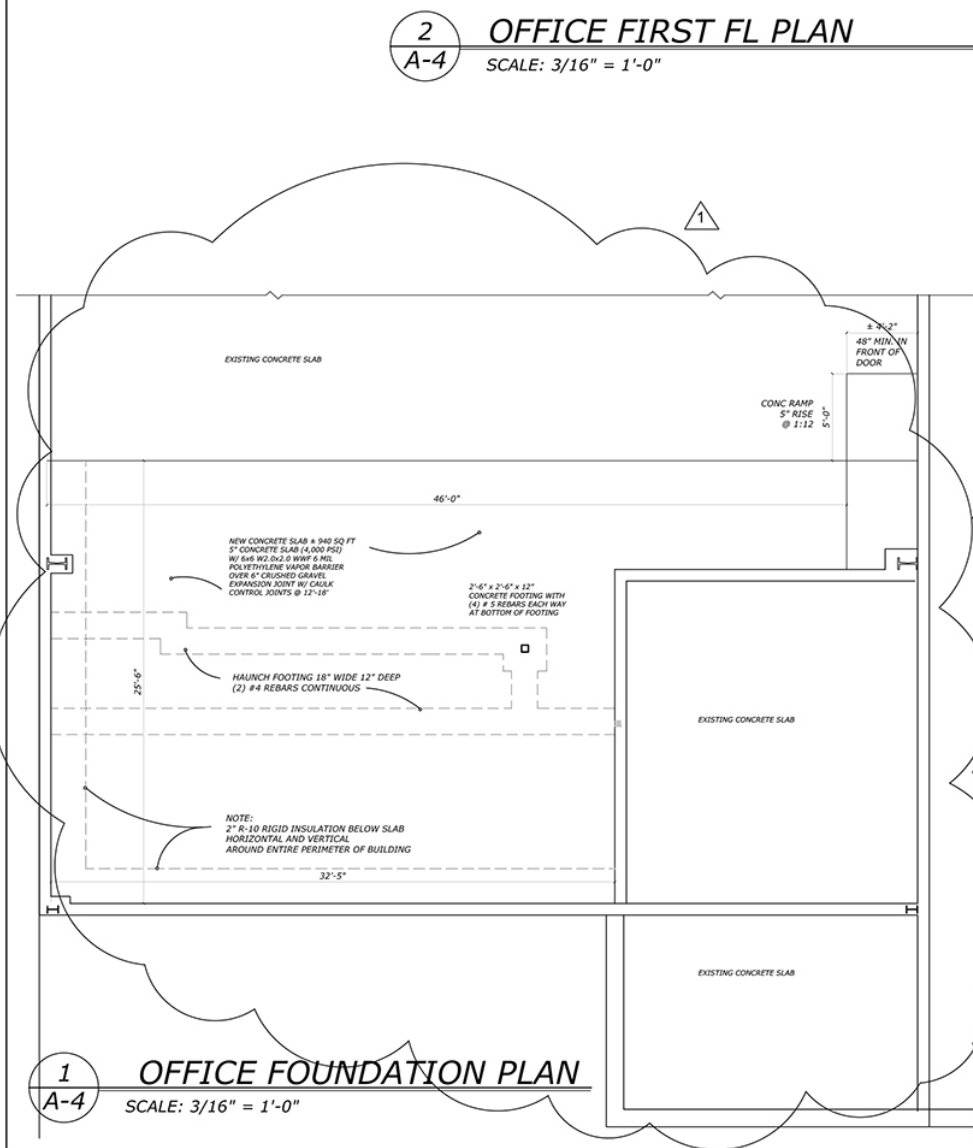
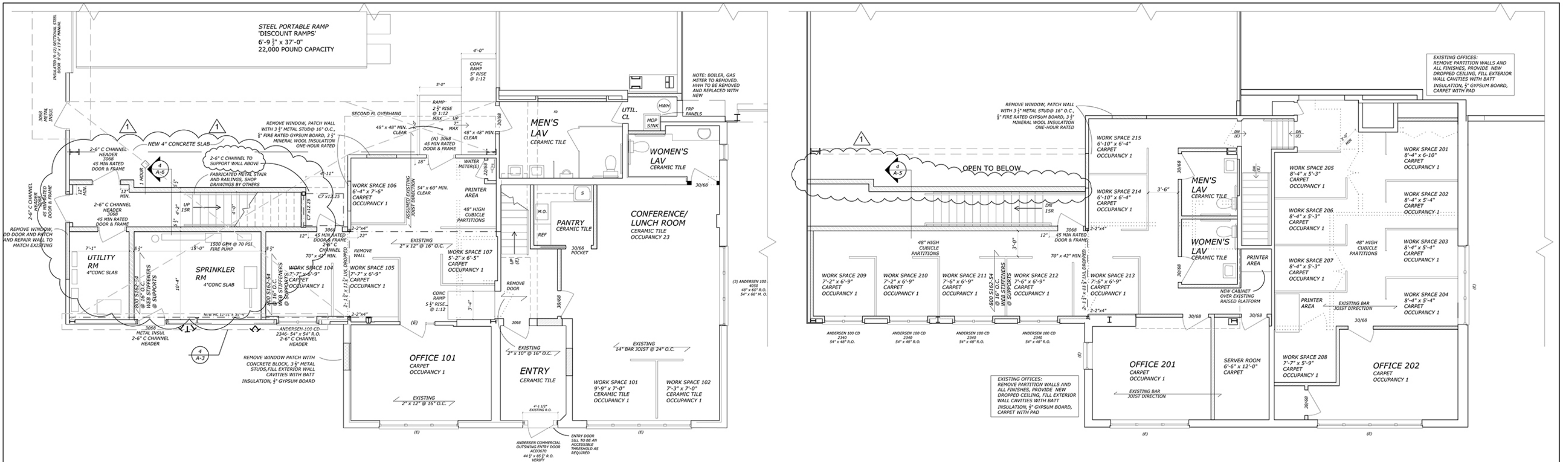


2
A-2
REAR WAREHOUSE FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

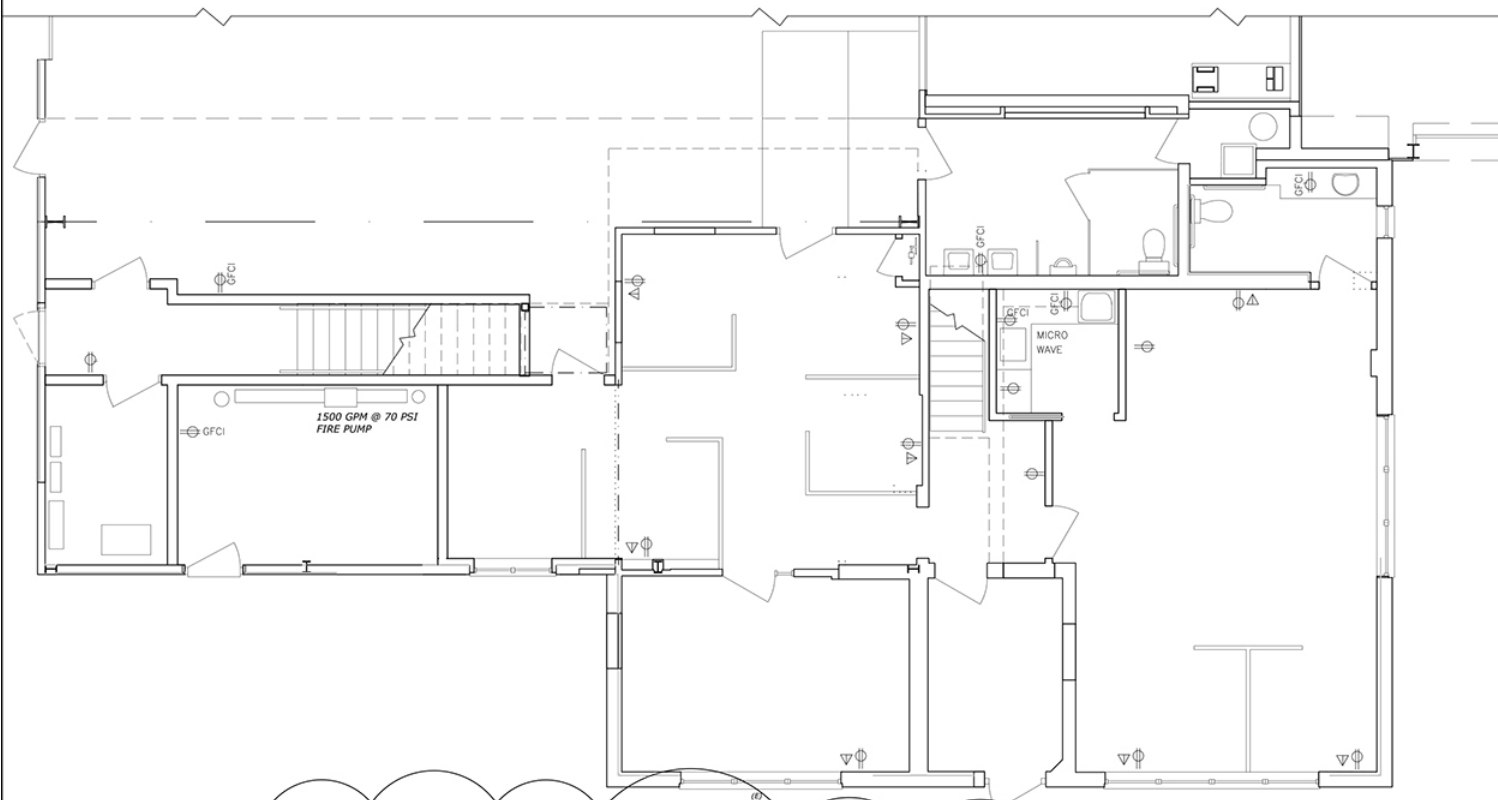
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NJ RA 15310
NJ PP 5379

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	<div>A-2</div> <div>Sheet 2 of 7</div>	
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ISSUED:			

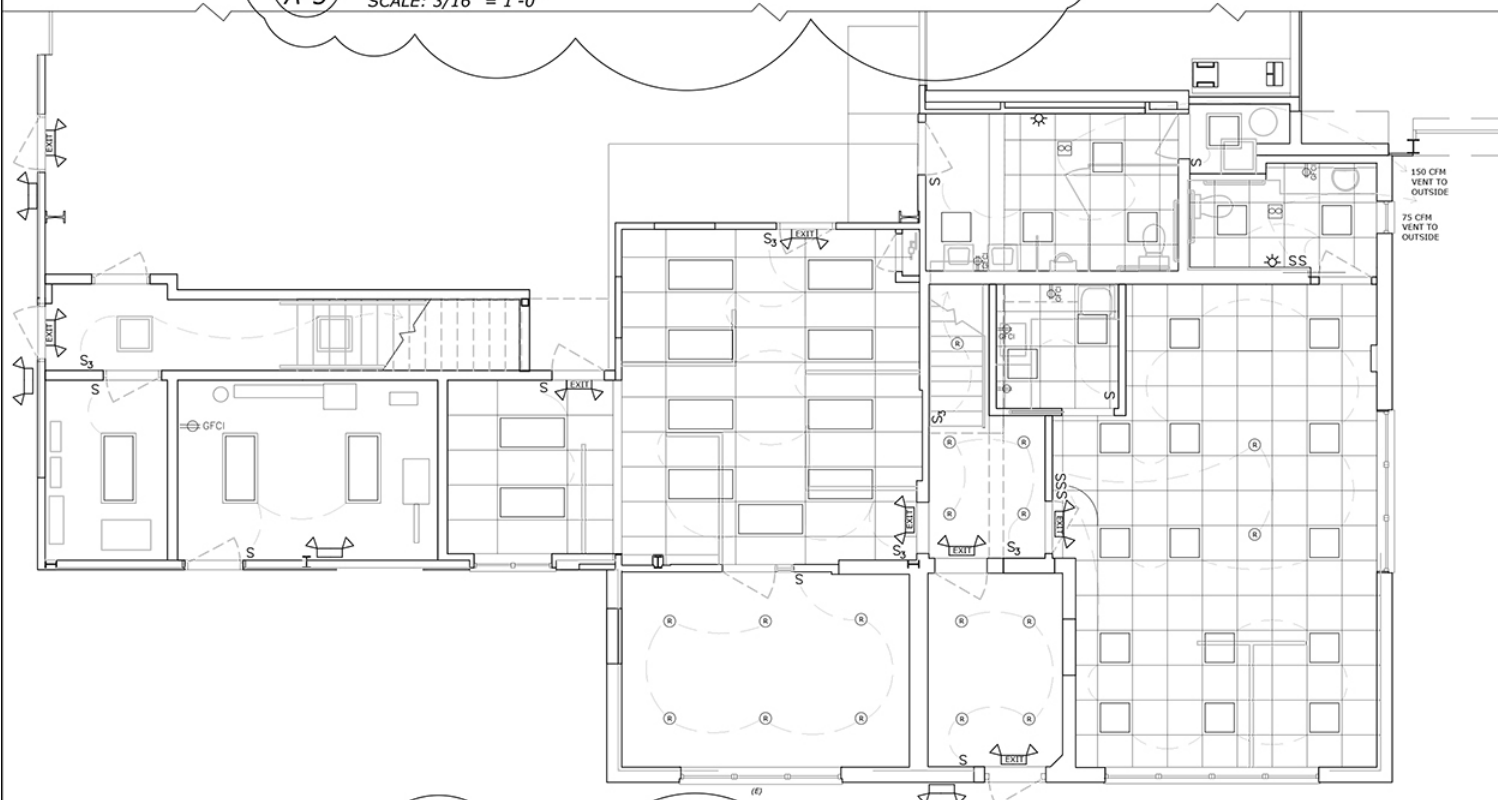




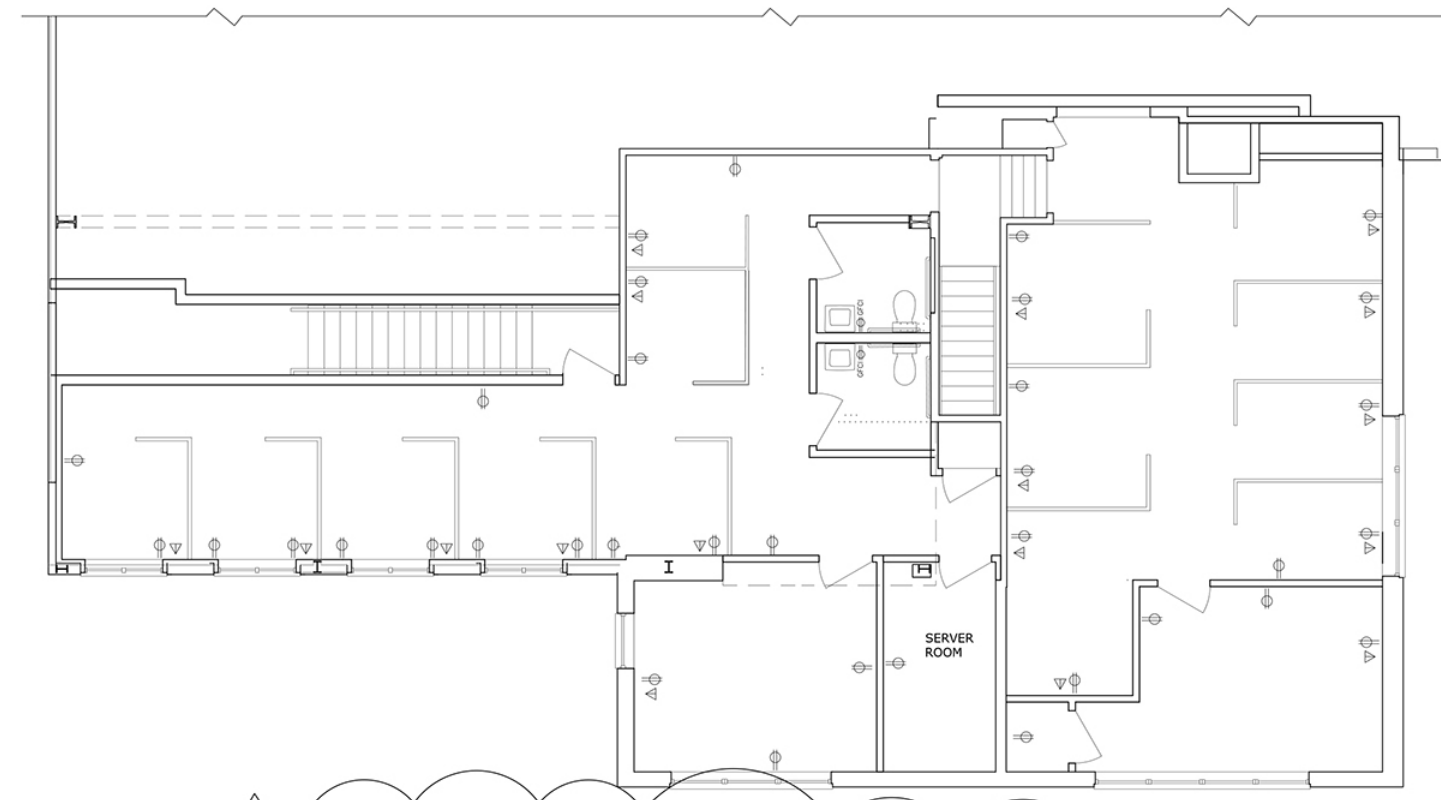
JOSEPH M HYLAND ARCHITECT PROFESSIONAL PLANNER 77 MILLTOWN ROAD EAST BRUNSWICK NJ 08816 (732) 698-1795 Tel josephmhyland@gmail.com NJ RA 15310 NJ PP 5379		Proposed Alterations IGT Corp 1453 Jersey Avenue North Brunswick, New Jersey Block 30 Lots 42 & 43 DATE: 09-01-21 SCALE: AS NOTED DRAWN BY: JH, JD ISSUED:	REVISIONS: 04-06-22 PROJECT # 21-858 A-4 Sheet 4 of 7
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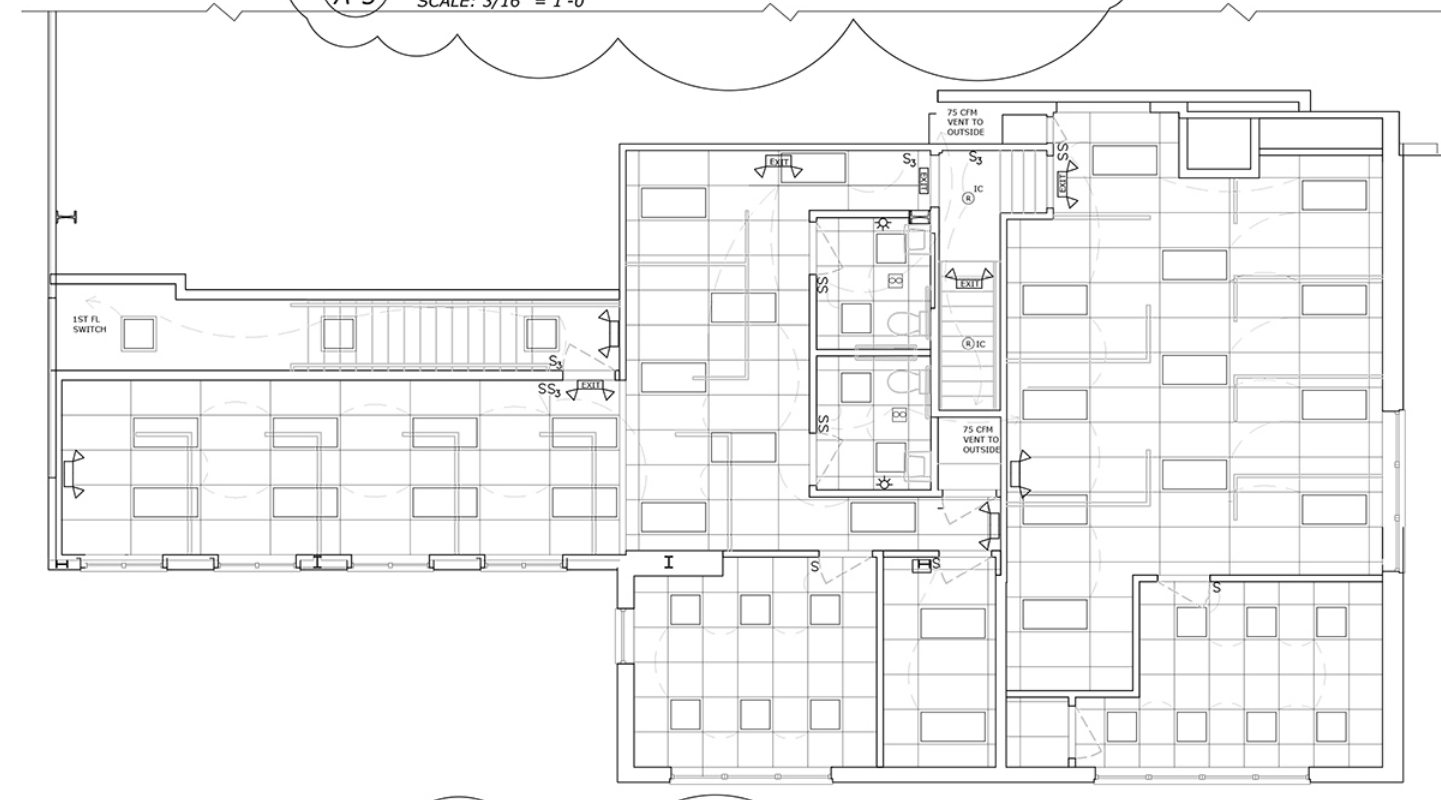
1 OFFICE FIRST FL POWER PLAN
A-5 SCALE: 3/16" = 1'-0"



3 OFFICE FIRST FL LIGHTING PLAN
A-5 SCALE: 3/16" = 1'-0"



2 OFFICE SECOND FL POWER PLAN
A-5 SCALE: 3/16" = 1'-0"



4 OFFICE SECOND FL LIGHTING PLAN
A-5 SCALE: 3/16" = 1'-0"

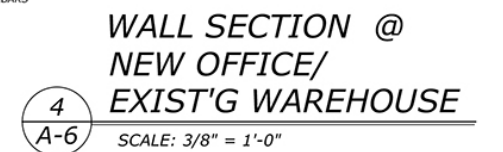
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Proposed Alterations
IGT Corp
1453 Jersey Avenue North Brunswick, New Jersey
Block 30 Lots 42 & 43

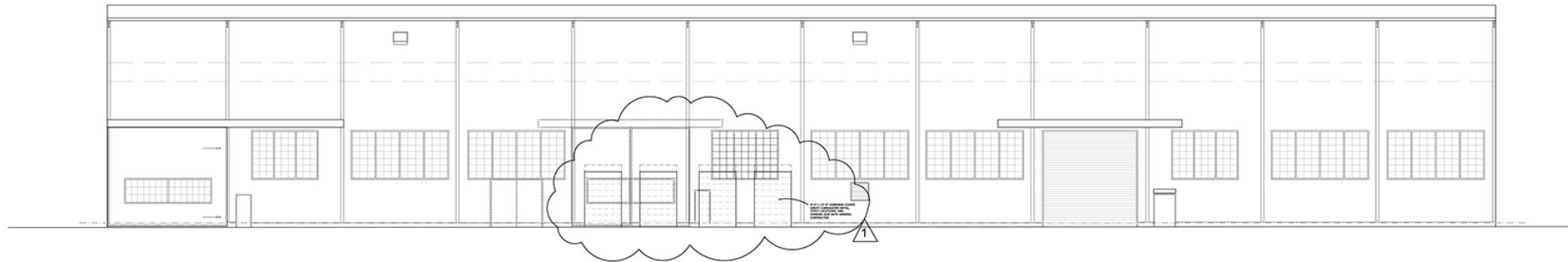
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A-5

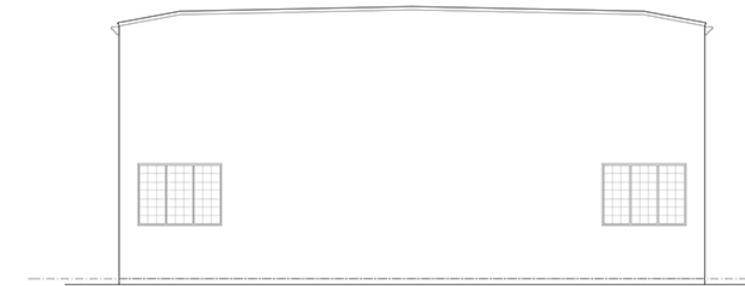
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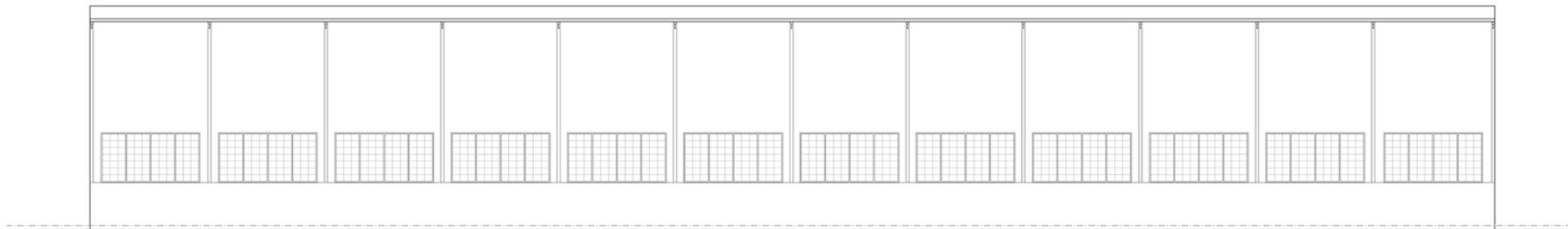
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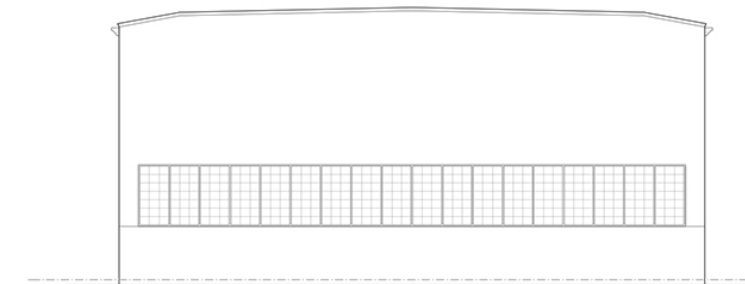
1
A-7 REAR WAREHOUSE FRONT ELEVATION
SCALE: 1/16" = 1'-0"



2
A-7 REAR WAREHOUSE RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



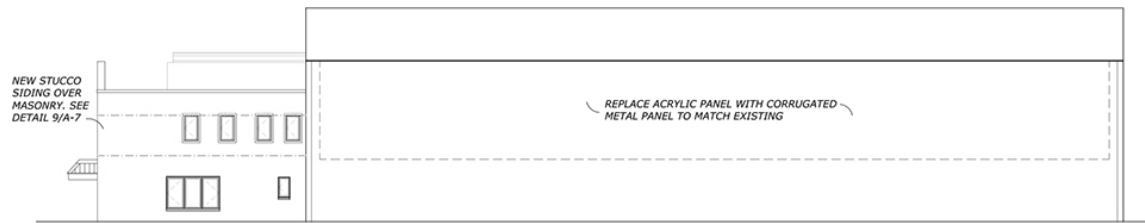
3
A-7 REAR WAREHOUSE REAR ELEVATION
SCALE: 1/16" = 1'-0"



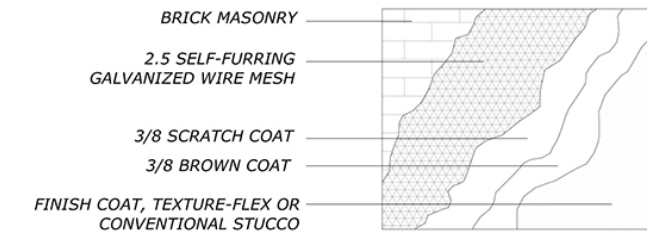
4
A-7 REAR WAREHOUSE LEFT ELEVATION
SCALE: 1/16" = 1'-0"



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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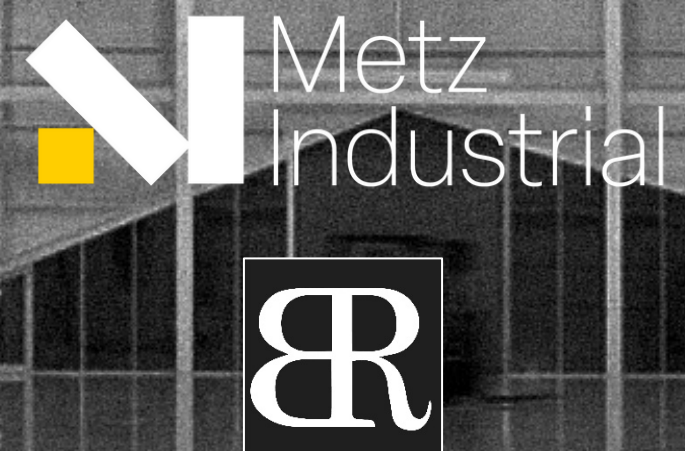
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