

2572 BRUNSWICK PIKE

LAWRENCEVILLE | NJ

INDUSTRIAL FACILITY READY FOR IMMEDIATE OCCUPANCY
20,000 - 62,734 SF



INDUSTRIAL | RESEARCH & DEVELOPMENT FACILITY READY FOR IMMEDIATE OCCUPANCY - 20,000 - 62,734 SF

Minutes from New Jersey Turnpike with immediate proximity to Route 1 (featuring significant building visibility right off the roadway), Route 206, and I-295. This former pharmaceutical manufacturing facility was redeveloped to accommodate a mix of manufacturing users (heavy power and gas capacity) and traditional warehouse/distribution tenants.

FEATURES

Available space is divisible from 20,000 - 62,734 SF. 400 parking spaces, 8 existing loading docks with the ability to add additional loading positions, and significant area for industrial outdoor storage (IOS).

HIGHLIGHTS

- Headquarters Image
- Immediate Proximity to Highways & Significant Visibility on US Route 1
- Fully conditioned options available
- TPO roof under warranty



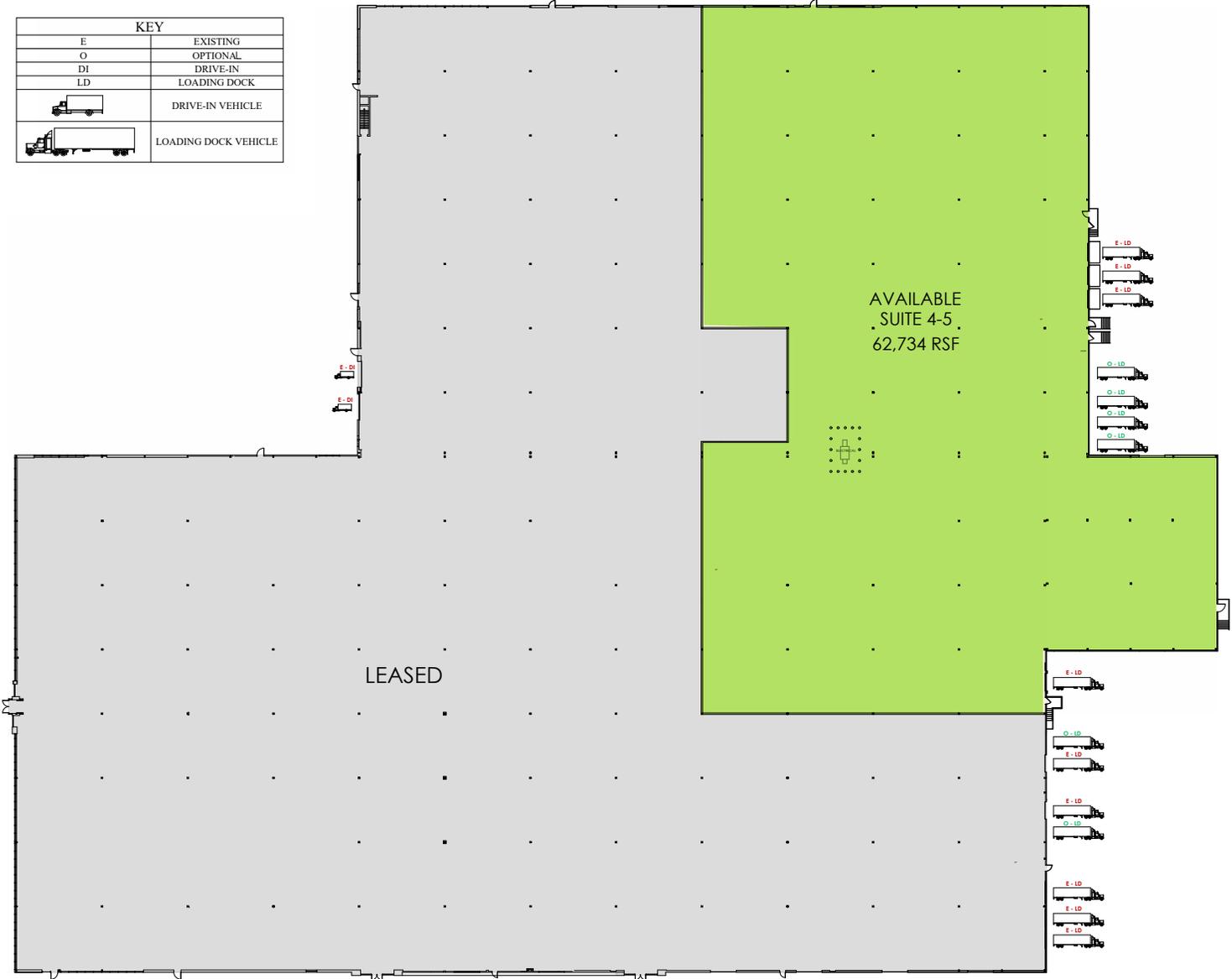
BUILDING SPECIFICATIONS

BUILDING AREA	195,422 SF
AVAILABLE	20,000 - 62,734 SF
CLEAR HEIGHT	14'6" - 17'9" (can be raised for qualifying deals)
ACRES	15.43 Acres
POWER	Primary Service - 5,100 amps, 277/480v Secondary Service - 1,600 amps, 277/480v Additional - 1.3 megawatt solar array installed on the roof
ROOF	Rubber Membrane, Under Warranty
SOLAR	1.3 Megawatt Array - providing electricity at discount to market
LOADING DOCKS	8 Existing (expandable to +/- 20)
FIRE SUPPRESSION	Fully Sprinklered, Wet System
PARKING SPACES	+/- 400 Employee Spaces
ZONING	Highway Commercial - with Industrial Uses by Right
HVAC	Fully Climate Controlled (available in specific units)

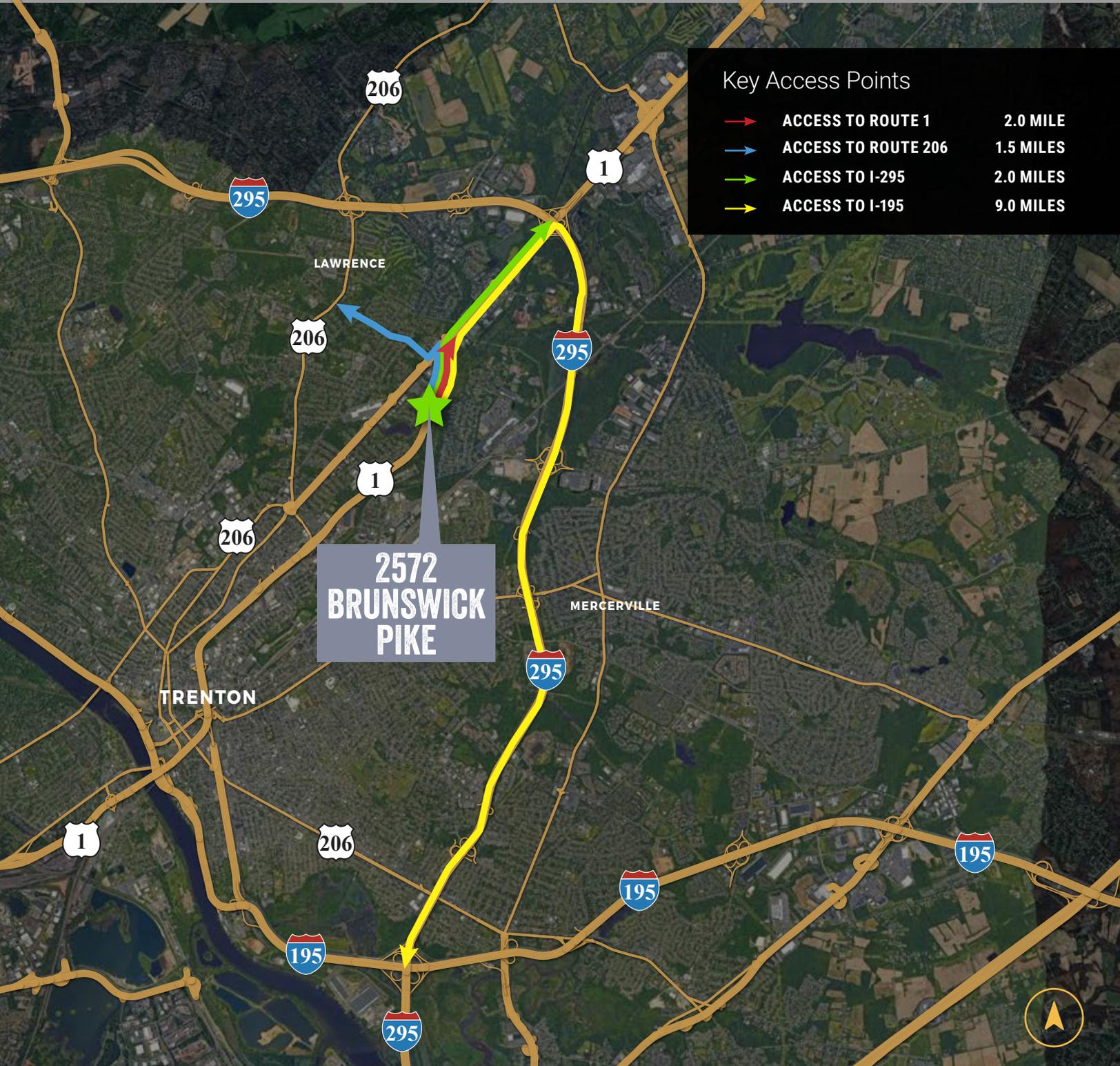


FLOOR PLAN

KEY	
E	EXISTING
O	OPTIONAL
DI	DRIVE-IN
LD	LOADING DOCK
	DRIVE-IN VEHICLE
	LOADING DOCK VEHICLE







EXCLUSIVE MARKETING AGENT

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