

# 276 OLD NEW BRUNSWICK ROAD

PISCATAWAY, NJ

PILOT AVAILABLE

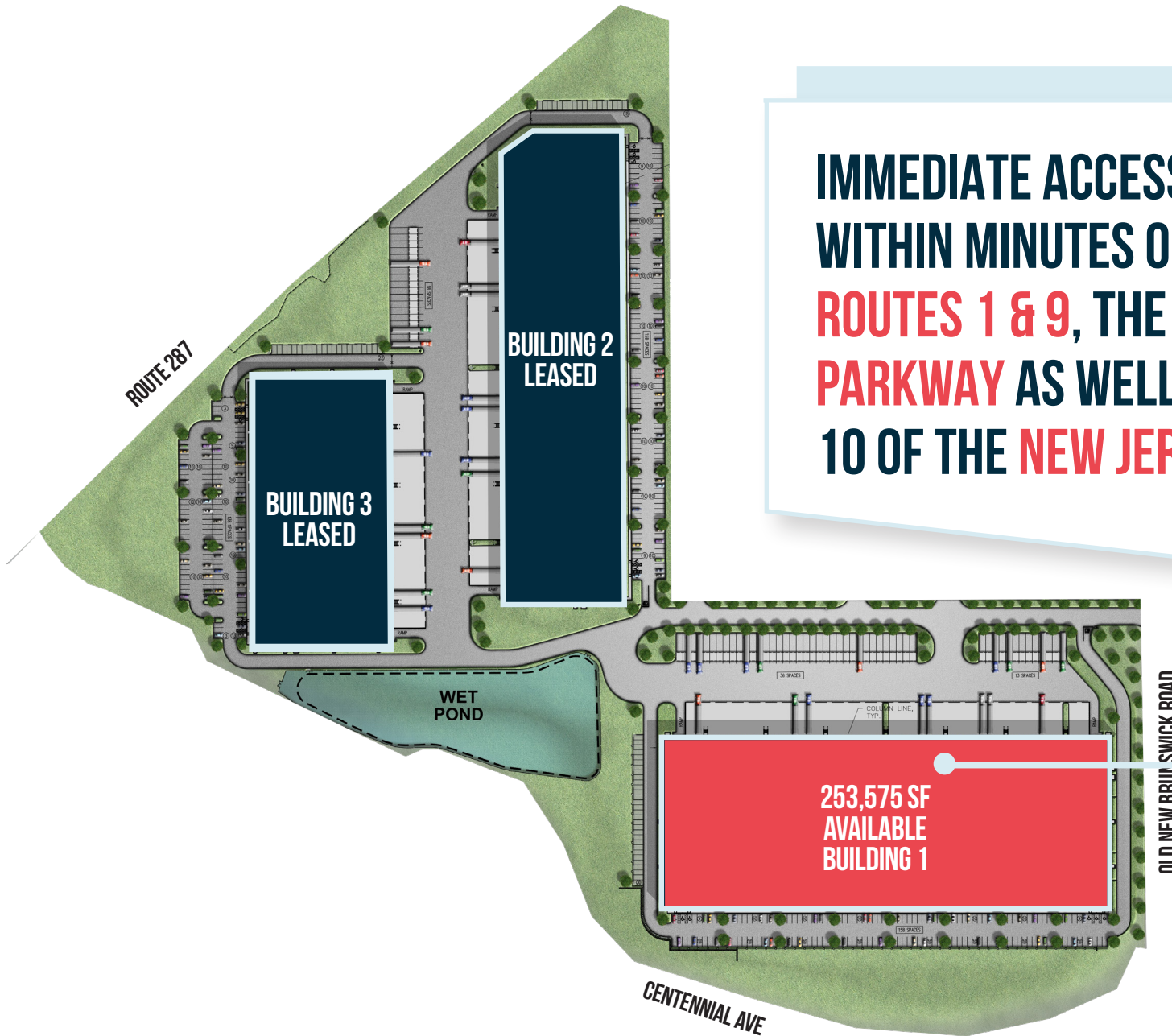


**253,575 SF**  
**AVAILABLE**

[OLDNEWBRUNSWICKROAD.COM](http://OLDNEWBRUNSWICKROAD.COM)

**CBRE**

# OVERALL SITE PLAN



**IMMEDIATE ACCESS TO ROUTE 287.**  
**WITHIN MINUTES OF ROUTE 18,**  
**ROUTES 1 & 9, THE GARDEN STATE**  
**PARKWAY AS WELL AS EXITS 9 AND**  
**10 OF THE NEW JERSEY TURNPIKE.**

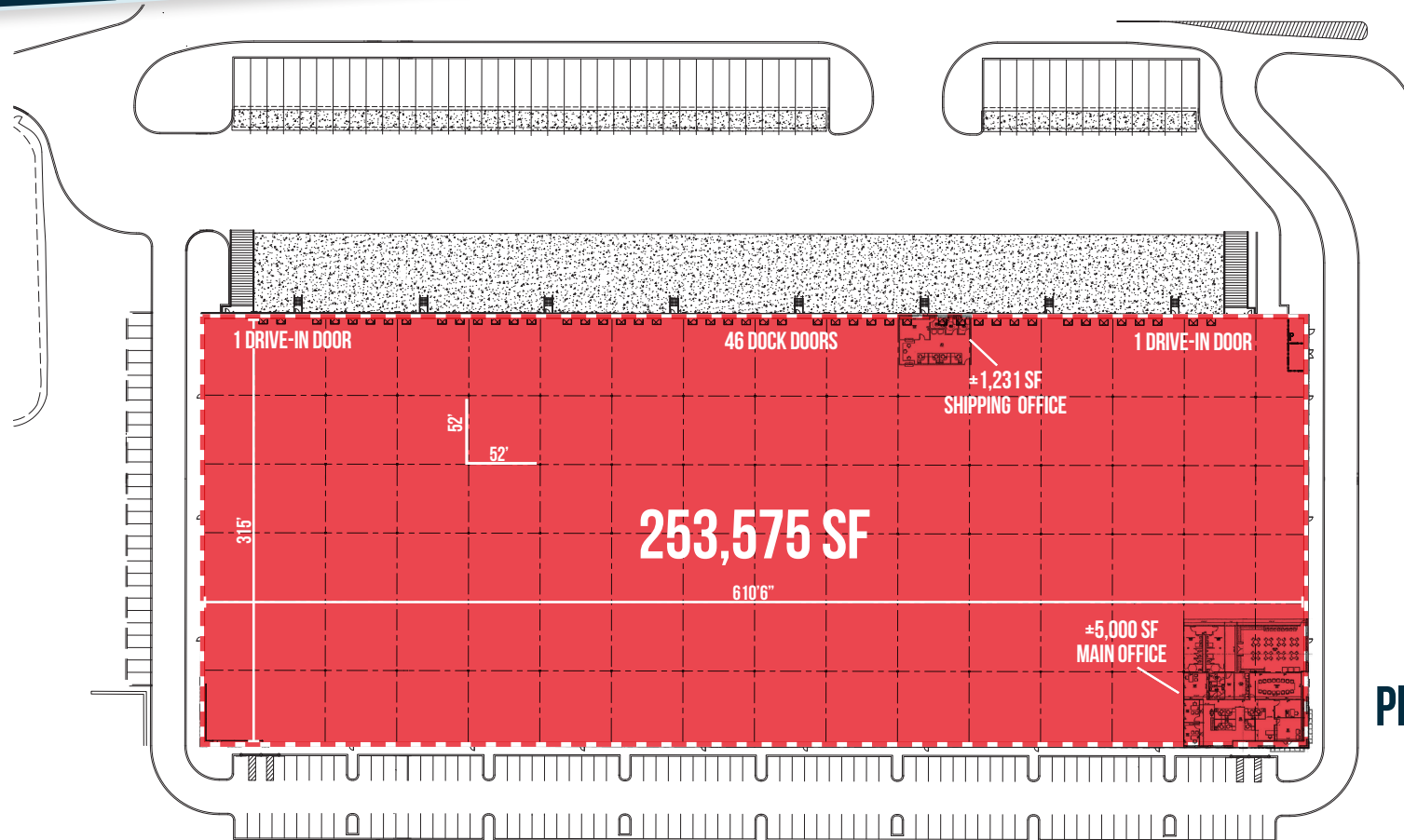
**253,575 SF**  
**AVAILABLE**

# SPECIFICATIONS

TOTAL BUILDING SF	253,575 SF
AVAILABLE SF	253,575 SF
OFFICE SF	±5,000 SF (MAIN) ±1,231 SF (SHIPPING)
CLEAR HEIGHT	36'
COLUMN SPACING	50' X 52'

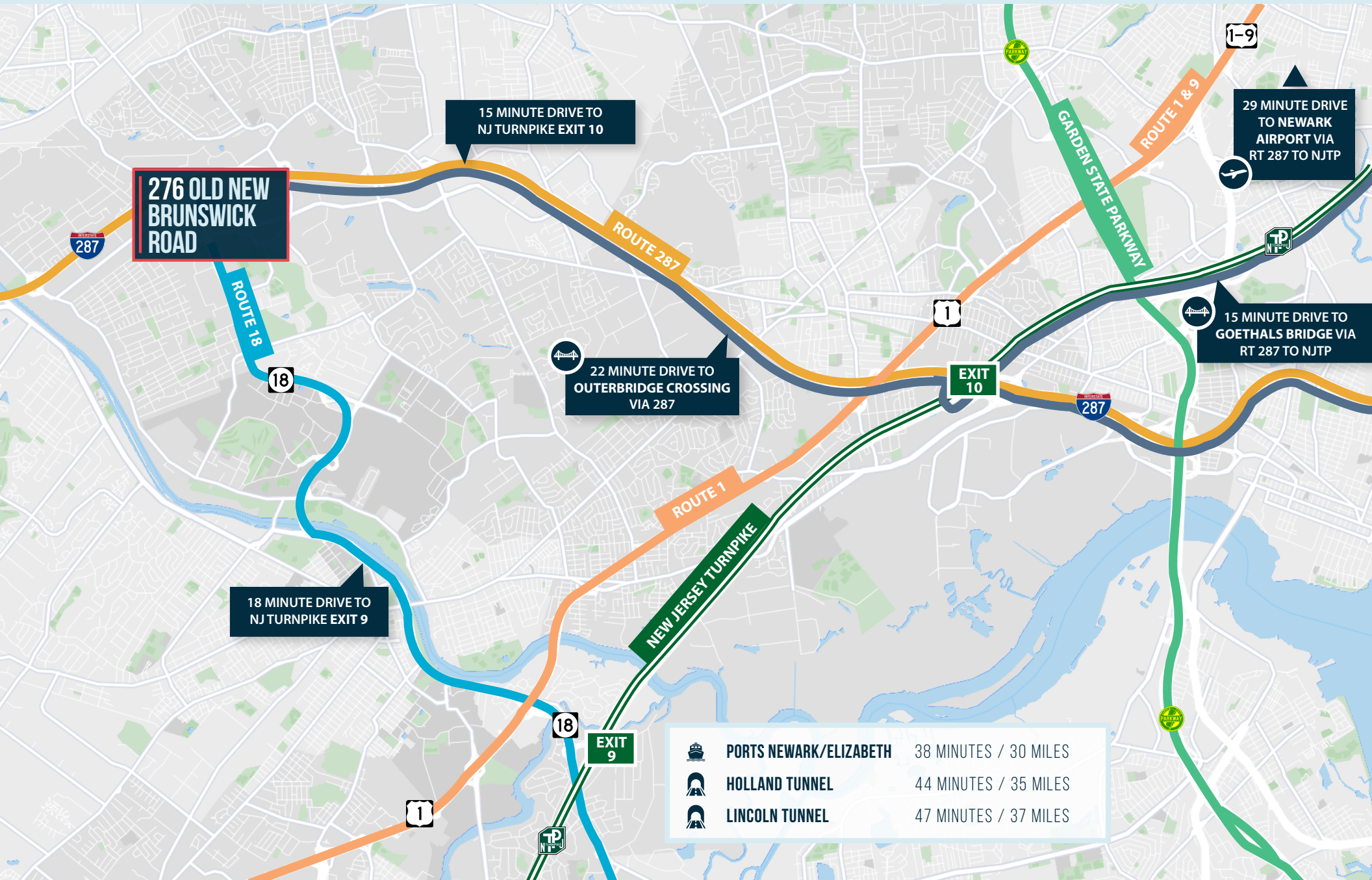
BUILDING DIMENSIONS	805' X 315'
TRUCK COURT DEPTH	185' - 60'; 70' DRIVE AISLE
SPEED BAY	60'
CAR PARKING STALLS	158
TRAILER PARKING STALLS	49

DOCK HIGH DOORS	46
DRIVE-IN DOORS	2
POWER	3,000 AMP, 277/480 VOLT, 3-PHASE, 4-WIRE SERVICE



**PILOT AVAILABLE**  
**25 YEARS**  
**REMAINING**

# LOCATION ACCESS



# 276 OLD NEW BRUNSWICK ROAD PISCATAWAY, NEW JERSEY

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