



4260 US Highway 1 North

South Brunswick, New Jersey

Property Features

- +/- 10,000 sq. ft. of office / flex space available in a single story high tech building located directly on Route 1 North
- Situated on 4.4 acres, providing ample parking
- Excellent highway visibility
- The property is ideally situated only 5 minutes from Princeton Hospital, 10 mins from Princeton University, 20 mins from Exit 8A of the New Jersey Turnpike, and 25 minutes from Exit 9 of the New Jersey Turnpike
- Area amenities include various restaurants, dining, hotel accommodations and local shopping centers

Current Available Units

Suite 3: 3,426 sf

Suite 4: 3,500 sf

Suite 5: 4,000 sf

** Suites 4 & 5 can be combined*

Upcoming Availabilities

Suite 7: 7,200 sf

- Temperature controlled GMP compliant

Suite 8: 7,800 sf

- Warehouse

** These units can be combined*

For further information, please contact Exclusive Broker:

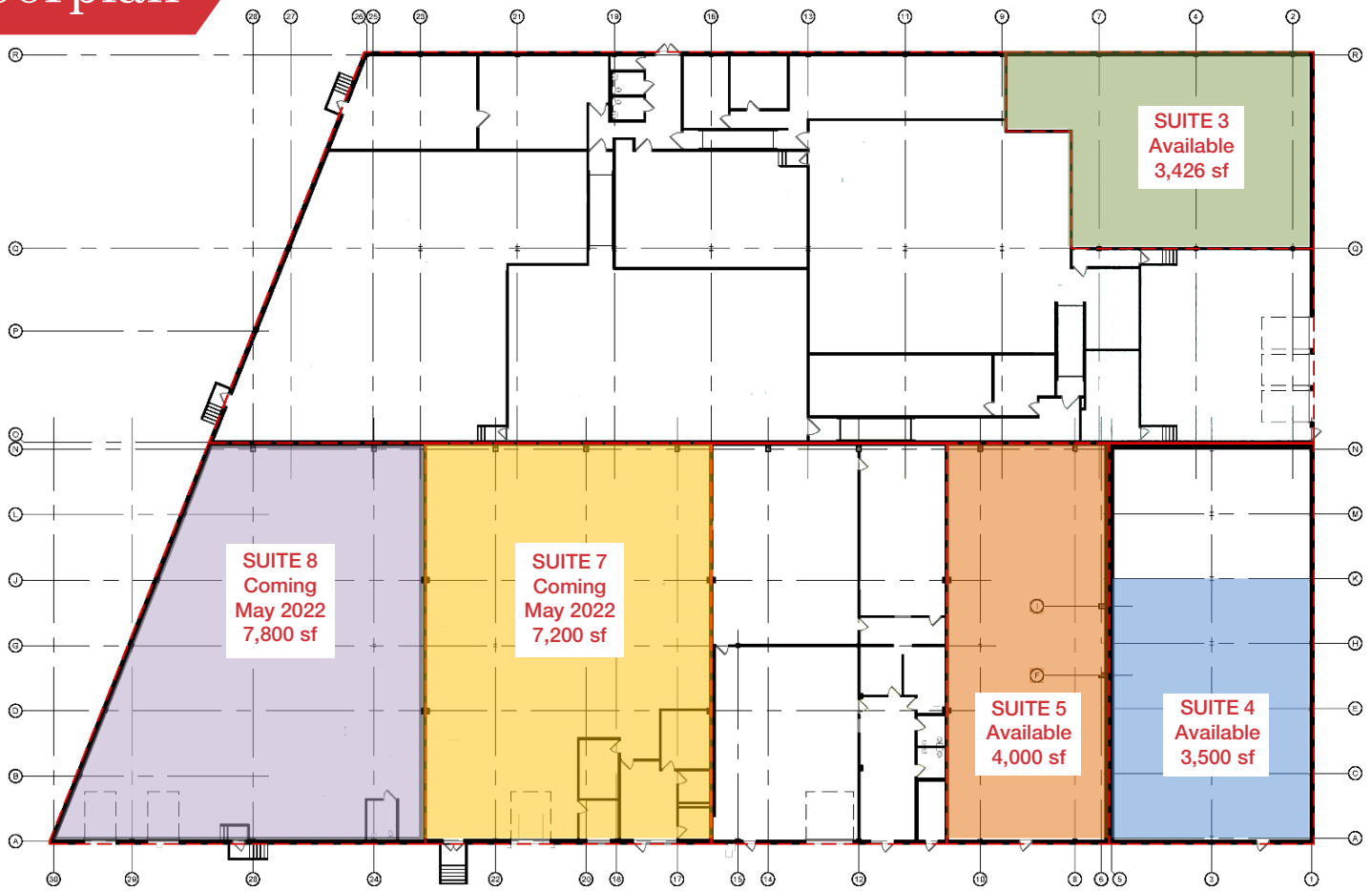
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Floorplan



4260 US Highway 1 N



Location Advantages

Located in the heart of New Jersey's Life Science/Technology Corridor with both Princeton University and Rutgers University campuses nearby and related medical centers.

- Within an hour drive of New York City (50 miles), Philadelphia (45 miles), Newark Liberty International Airport (38 miles) and Philadelphia International Airport (40 miles).
- Amenities within the immediate area include numerous restaurants

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.