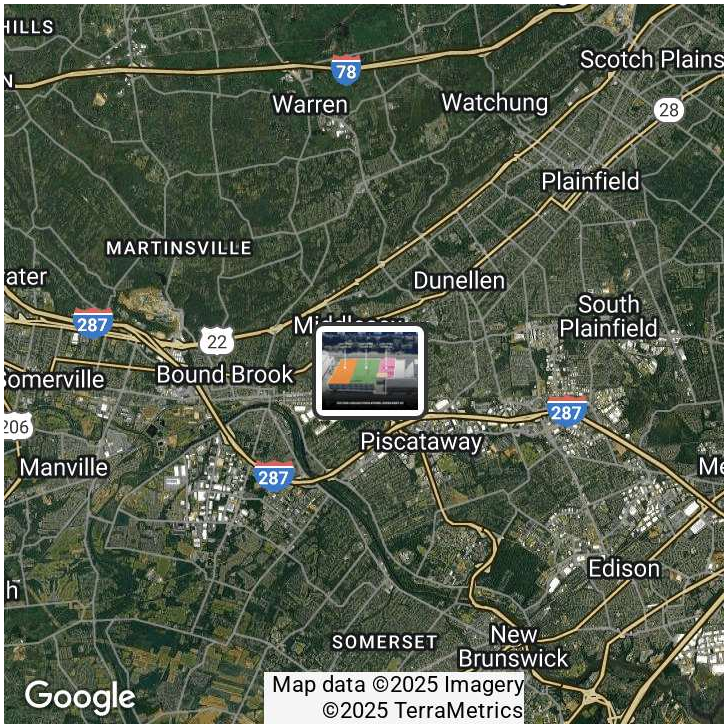


544-600 LINCOLN BOULEVARD
MIDDLESEX, NJ 08846

ONE SPACE LEFT !
INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$13.00 NNN
Building Size:	100,000 SF
Available SF:	14,000 SF
Power:	400 Amps
Location:	+/- 2 Miles rt 22
	+/- 2 Miles rt 18
	+/- 2 Miles I- 287
	+/- 10 Miles I-78

PROPERTY OVERVIEW

+/- 14,000 Square feet of space available. ROOF RECENTLY RENOVATED

560 Lincoln Boulevard: +/- 14,000 SF which includes +/- 2,000 sf of office 1 Loading Dock with Ramp and a Drive in. Includes Available Overhead Power Distribution, 400 amps of power, and Brand new lights.

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	1,556	5,490
Total Population	692	4,194	15,161
Average HH Income	\$115,456	\$131,057	\$133,883



SHELDON GROSS REALTY, INC.

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

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for more information:

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