

Cushman & Wakefield's Private Capital Group Presents For Sale:

55 Lake Drive

EAST WINDSOR, NEW JERSEY

CONFIDENTIAL OFFERING MEMORANDUM

+/- 27,992 SF Vacant Lab / Industrial Asset at Exit 8



Executive Summary

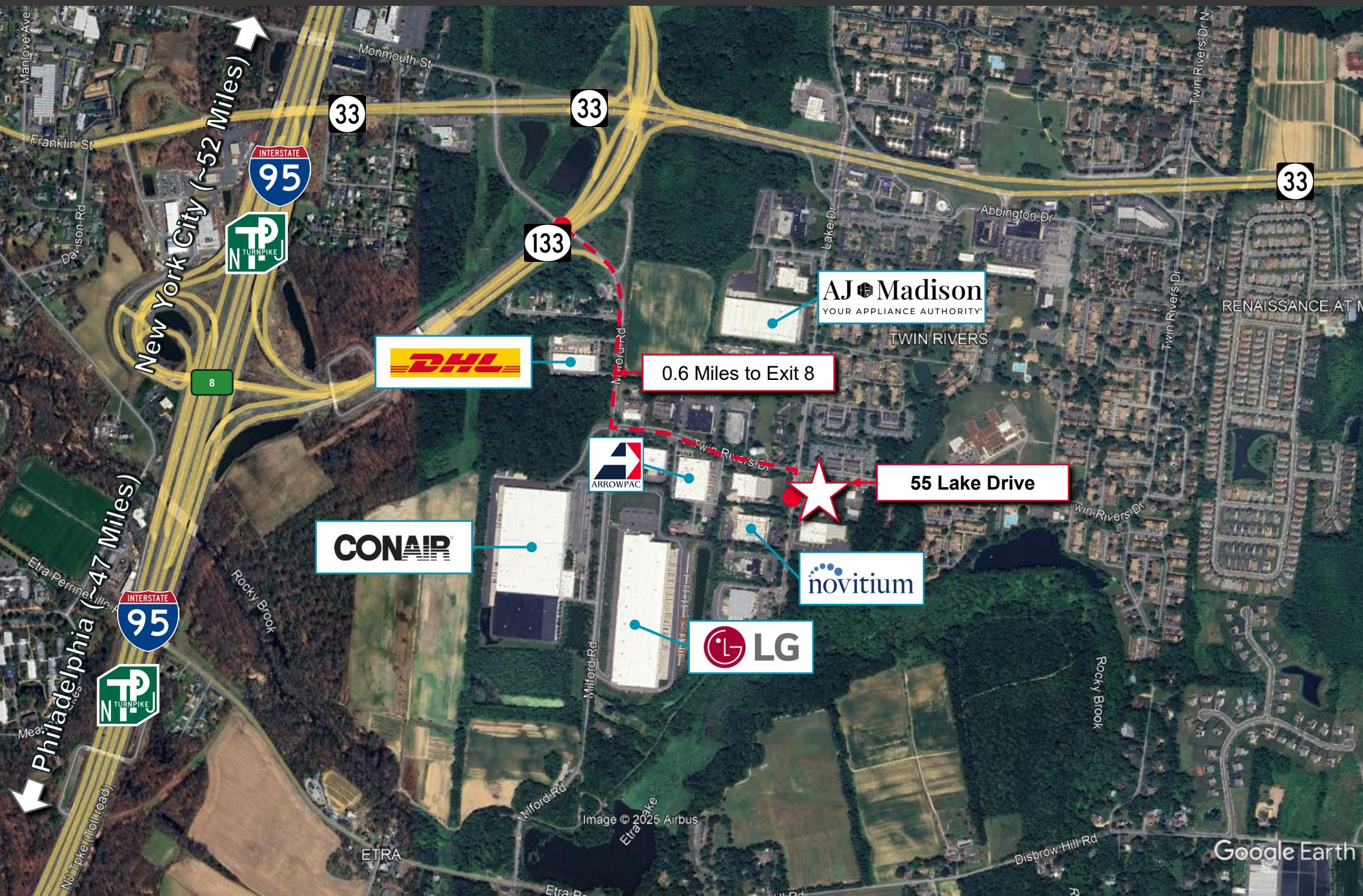
As exclusive agent, Cushman & Wakefield is pleased to offer a 100% Fee Simple interest in **55 Lake Drive, East Windsor, New Jersey 08520** for sale. This +/-27,992 square foot lab/industrial building sits on +/-2.47 acres at the corner of Lake Drive and Twin Rivers Drive in East Windsor. Formerly occupied by a nutraceutical manufacturing company, the property will be delivered **VACANT**, presenting a ready-to-use opportunity for a wide range of users.

The asset benefits from excellent regional connectivity, located less than one mile from Exit 8 of the New Jersey Turnpike, providing direct access to New York City, Philadelphia, and the entire Eastern Seaboard. In addition, concept plans have been prepared for an +/-11,855 SF expansion, offering potential for future growth at this location. This offering represents a compelling opportunity for an owner-occupier or investor to acquire a well-located, flexible industrial asset along one of the nation's most active and desirable industrial corridors.

Property Overview	
Block / Lot	Block 20 Lot 192
Year Built (Renovated)	1974 (2013)
Building Square Footage	27,992 SF
Site Size	2.47 acres
Parking Spaces	81 Spaces (2.89 per 1,000 SF)
Clear Height	12'
Loading	1 dock high door
Power	480/277 Volt 3-Phase
2025 Taxes	\$54,405
Zone	PUD-8 (Planned Unit Development)
Flood Zone	X – Not in Hazard



Local Area Map



Aerial View



Real Estate Taxes / Building Photos

Property Taxes	
Jurisdiction	East Windsor Township
Block / Lot	Block 20 Lot 192
Property Class	4B – Industrial
2025 Assessed Value	
Land:	\$494,000
+ Improvements:	<u>+\$1,006,000</u>
Total:	\$1,500,000
2025 Tax Rate	3.627%
2025 Equalized Value	64.69%
2025 Taxes	\$54,405.00
2025 Taxes PSF	\$1.94 PSF

NJ Tax Cap

In July 2010, the Governor of New Jersey signed a measure capping annual property tax increases at 2%. Although taxes are capped under the new legislation, towns may boost taxes beyond the cap to meet rising health insurance costs, pension expenses, bond payments, or to cope with a natural disaster. Communities would also be able to exceed the tax cap through referendum.



Exterior Loading Dock



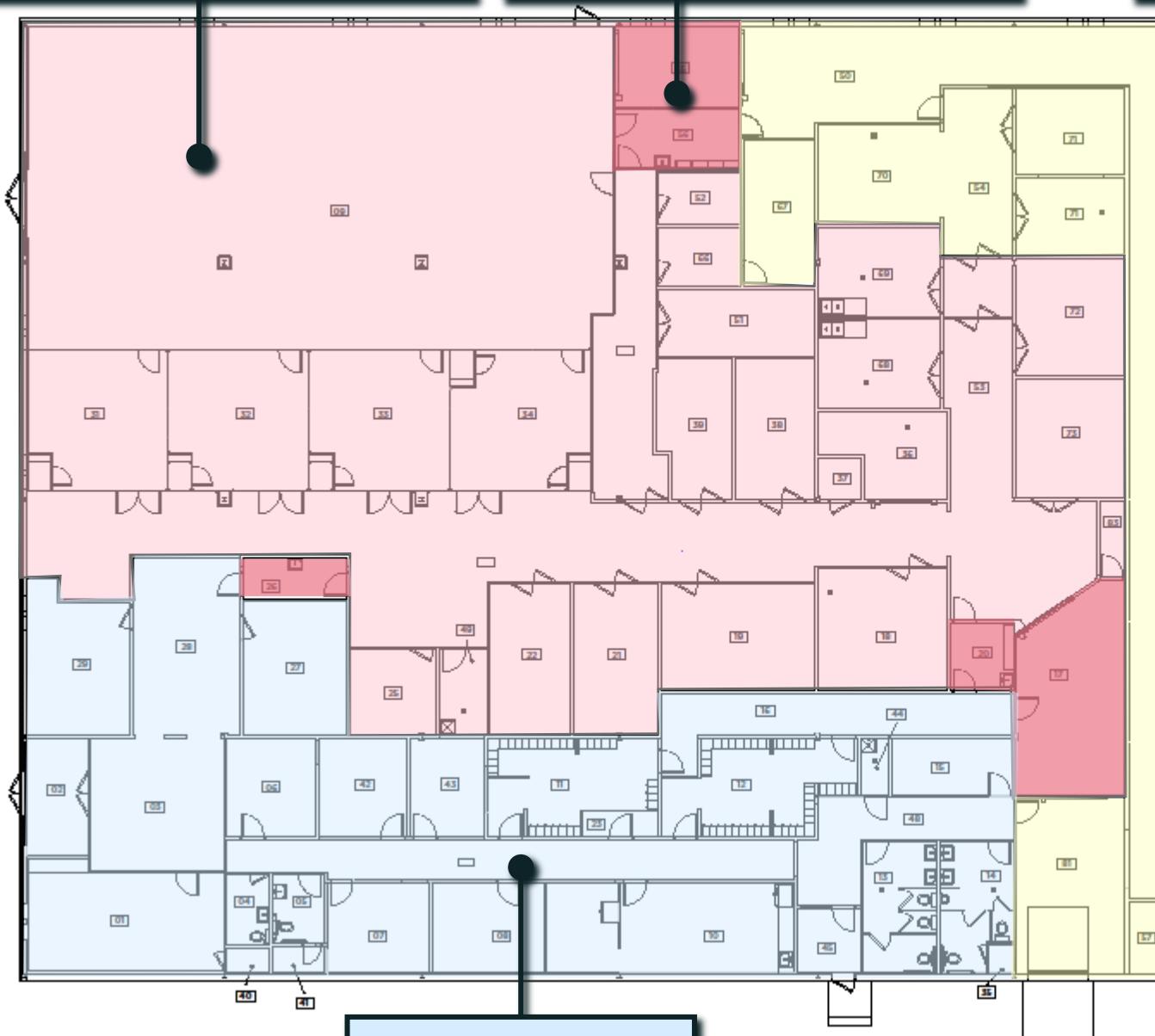
Warehouse Space

Floor Plan with Approximate Measurements

Lab / Gown Space (~9,000 SF)

Transition Space (~1,200 SF)

Warehouse (~7,800 SF)



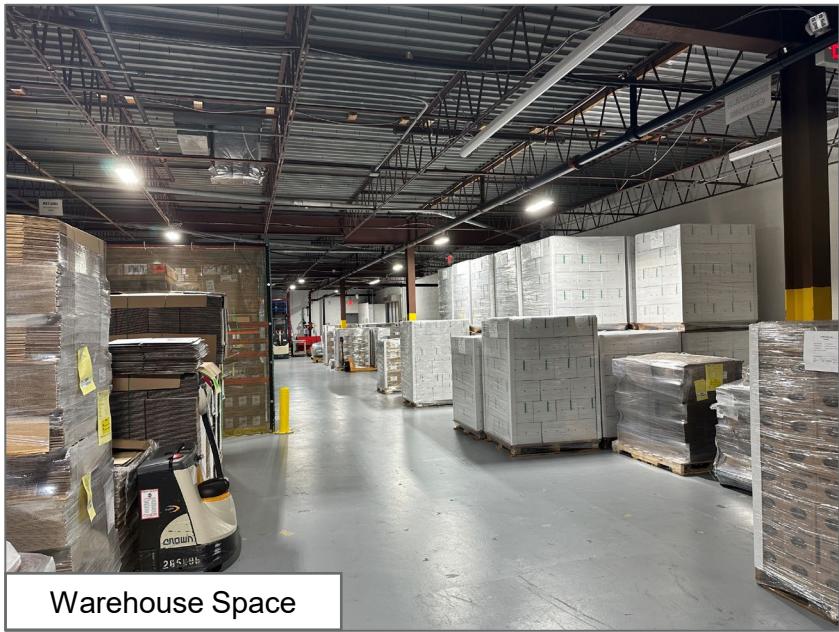
Office (~6,800 SF)

Loading Dock

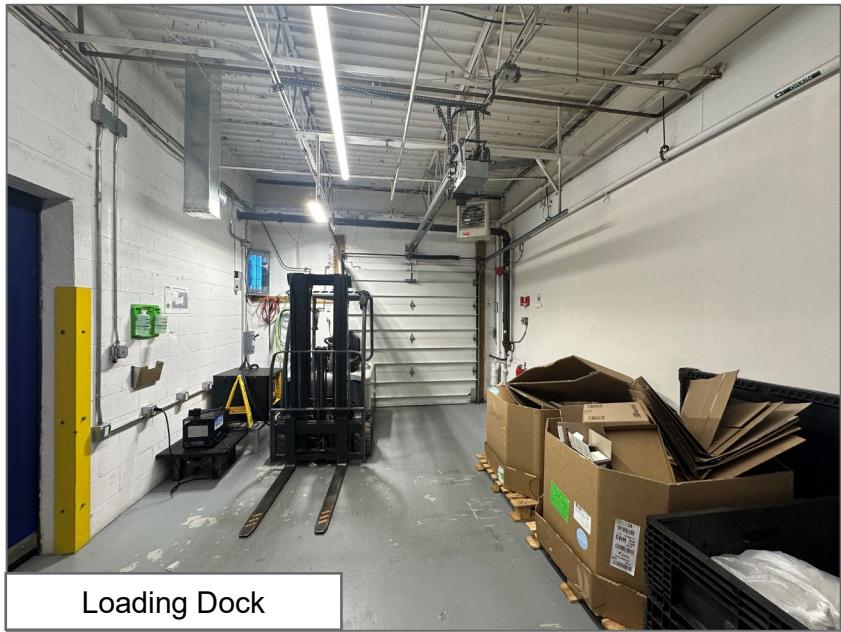
Proposed Addition (+/-11,855 SF)



Interior Photos



Warehouse Space



Loading Dock



Lab Space



Main Office Entrance

Zoning Overview

8. PUD 8 Industrial office areas shall permit those uses listed in Section 20-19.1 of the Township Zoning Ordinance. Parcels in PUD-8 are: Block 20 Lot 196, Block 20.06 Lot 195, Block 20.06 Lot 195.01, Block 20.06 Lot 191, Block 22 Lot 12, Block 20.01 Lot 23, Block 20.01 Lot 22, Block 20.01 Lot 18, Block 20.01 Lot 21, Block 20.01 Lot 20, Block 20.01 Lot 6, Block 20.01 Lot 5, Block 20.01 Lot 7, Block 20.01 Lot 10, Block 20.01 Lot 11, Block 20.01 Lot 2, Block 20.01 Lot 3, Block 20.01 Lot 8, Block 20.01 Lot 12, Block 20.01 Lot 13, Block 20.01 Lot 14, Block 20.01 Lot 16, Block 20.01 Lot 17, **Block 20 Lot 192**, Block 20 Lot 194, Block 20.06 Lot 190, and Block 20.06 Lot 6, Block 20.06 Lot 4, Block 20.06 Lot 4.03, Block 20.06 Lot 193, Block 20.01 Lot 19, Block 20.06 Lot 5.

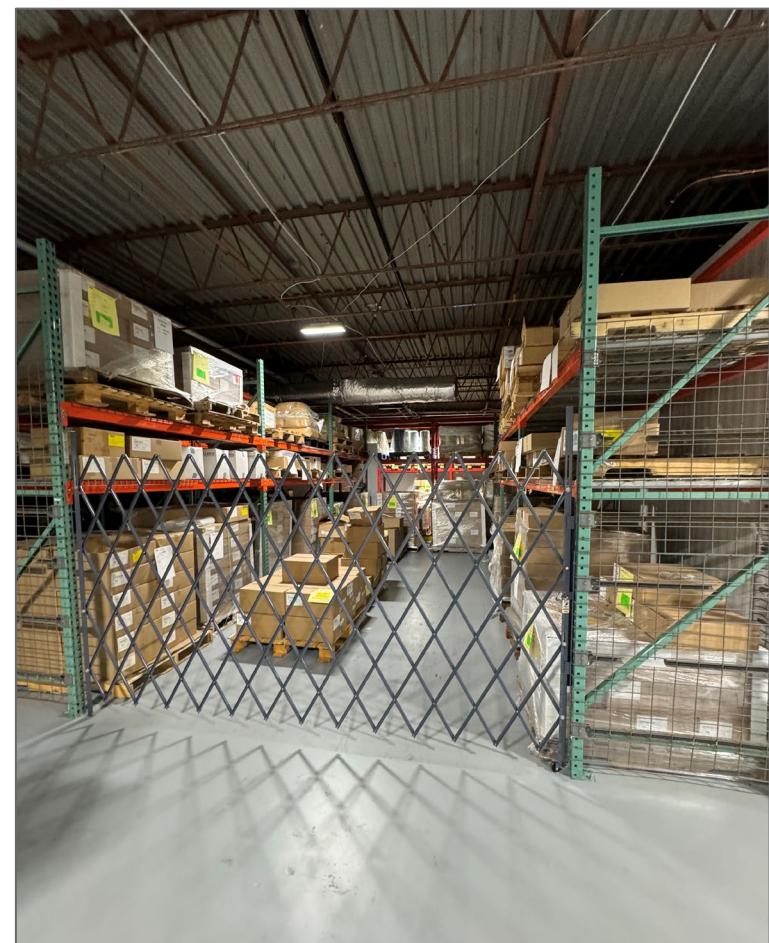
[Link to Commercial and Industrial Uses in PUD](#)

§ 20-19. I-O Industrial Office. [Ord. 1989-4; Ord. 1991-11; Ord. 1992-35; Ord. 1998-13; Ord. 2014-05]

§ 20-19.1. Principal Uses. [Amended 3-8-2022 by Ord. No. 2022-02]

- a. Manufacturing, preparation, processing or fabrication of products, with all activities and product storage taking place within a completely enclosed building.
- b. Scientific or research laboratories which are devoted to research, design and experimentation including experimental operation of equipment and pilot plants.
- c. The warehousing or storage of products within a completely enclosed building, excluding retail self -storage facilities, provided that no retail sales or motor freight facilities shall be permitted except as incidental and accessory to a permitted or conditional use.
- d. Computer centers.
- e. Pharmaceutical operations.
- f. Offices and office buildings, including medical professional.
- g. Industrial office parks meeting the specific Bulk and Area Requirements as set forth in Subsection 20-19.4 of this chapter.
- h. Commuter parking facilities.
- i. Agricultural and horticultural uses.
- j. Day care centers, child care centers, and nursery schools.
- k. Continuing care developments in accordance with the zoning provisions contained in Subsection 20-19.5 hereinbelow.

[Link to Zoning Permitted Uses](#)



Warehouse Space

Local Market Overview

East Windsor, New Jersey is strategically positioned at Exit 7A of the New Jersey Turnpike (I-95), offering unparalleled access to the entire Eastern Seaboard. From this location, occupiers can reach both the New York City and Philadelphia metropolitan areas within an hour, while also benefiting from direct connectivity to Boston, Washington D.C., and other major population centers along the corridor.

The proximity to Port Newark/Elizabeth, Newark Liberty International Airport, and Philadelphia International Airport provides convenient access to global shipping and logistics channels, reinforcing East Windsor's appeal for distribution, manufacturing, and research operations. In addition, the region benefits from a deep labor pool, abundant nearby amenities, and a business-friendly environment that has attracted a diverse base of industrial, pharmaceutical, and technology companies. This connectivity and workforce access make East Windsor an ideal hub for companies seeking efficiency and growth.

Drive Times / Accessibility		
Destination	Distance	Drive Time
Exit 7A (NJ Turnpike)	0.6 Miles	3 Minutes
I-78	23.5 Miles	23 Minutes
Port Newark	41.2 Miles	50 Minutes
Philadelphia	46.8 Miles	52 Minutes
New York City	52.4 Miles	61 Minutes

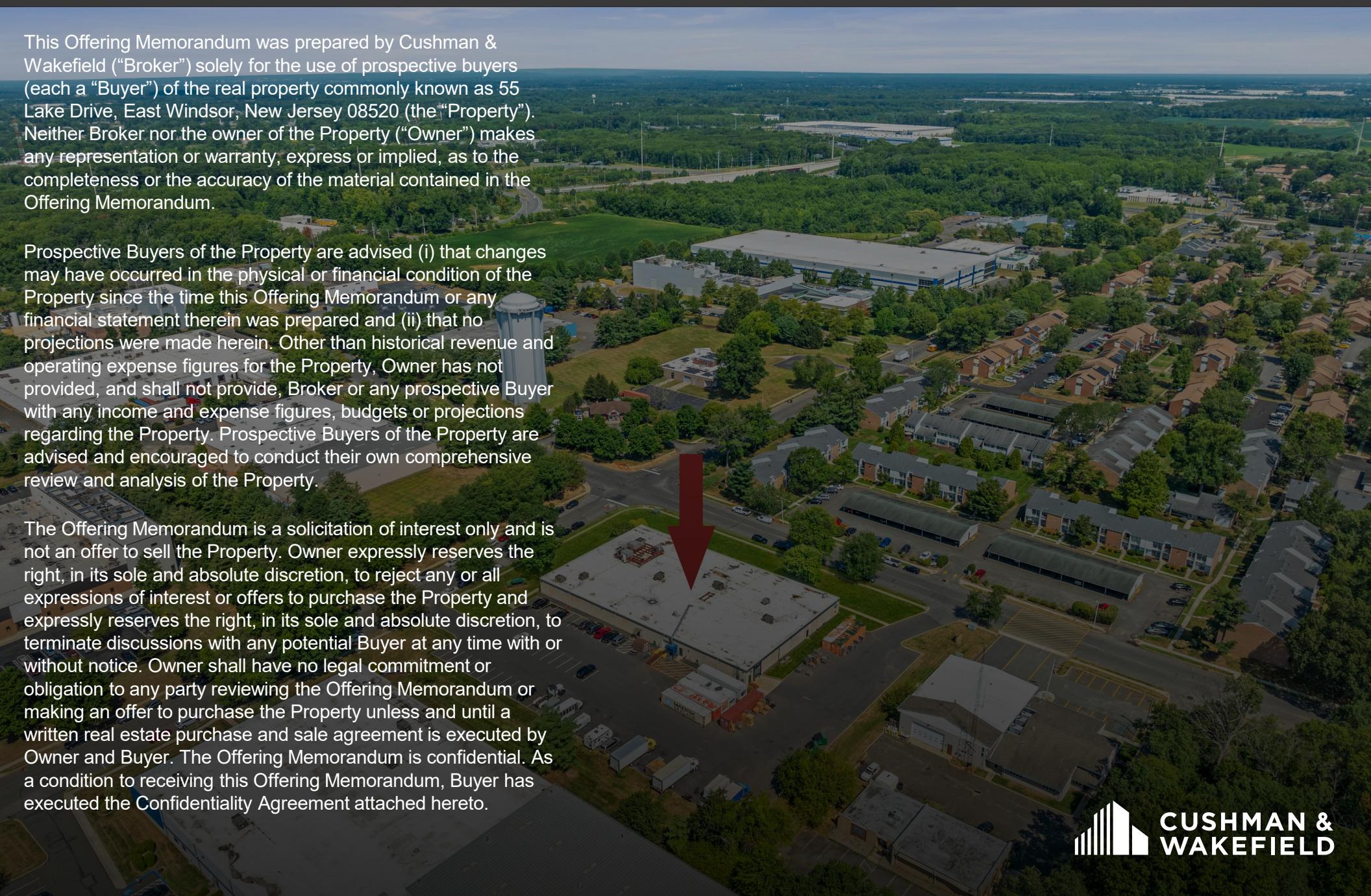


Disclaimer

This Offering Memorandum was prepared by Cushman & Wakefield (“Broker”) solely for the use of prospective buyers (each a “Buyer”) of the real property commonly known as 55 Lake Drive, East Windsor, New Jersey 08520 (the “Property”). Neither Broker nor the owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective Buyers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or any financial statement therein was prepared and (ii) that no projections were made herein. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and shall not provide, Broker or any prospective Buyer with any income and expense figures, budgets or projections regarding the Property. Prospective Buyers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential Buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer. The Offering Memorandum is confidential. As a condition to receiving this Offering Memorandum, Buyer has executed the Confidentiality Agreement attached hereto.





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