



LEE & ASSOCIATES

175K SF WAREHOUSE SPACE FOR SUBLEASE

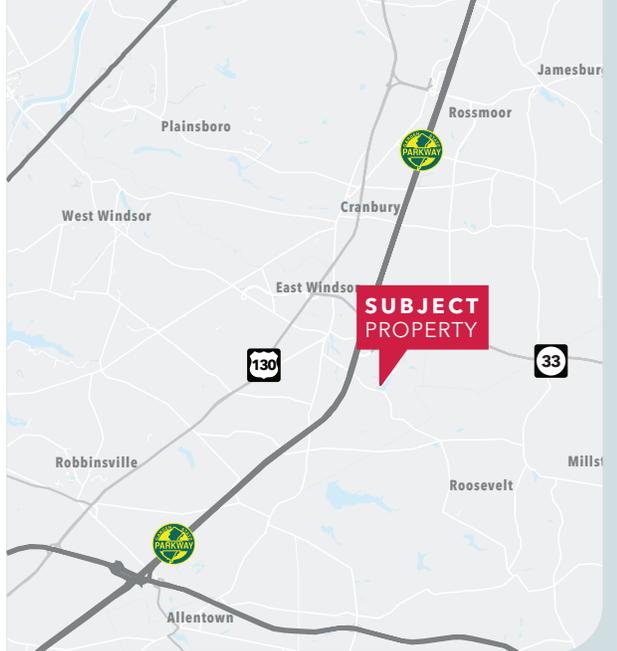
150 Milford Road, East Windsor, NJ 08520

±175,000 SF
- 252,500 SF



PROPERTY OVERVIEW

AVAILABLE SF:	±175,000 - 252,500 SF Unit A: ±175,000 SF Unit B: ±50,000 - 77,500 SF
ASKING RATE:	\$11.85 NNN
TAXES/CAM:	± \$2.80
PRIMARY LEASE EXPIRATION DATE:	February 28, 2028
SUBLEASE DURATION:	Flexible
CEILING HEIGHT:	Unit A: ±36' Clear Unit B: ±28' Clear
LOADING:	Unit A: 10 Loading Docks & 1 Drive-In Unit B: Up to 11 Additional
COLUMN SPACING:	Unit A: 52' x 43' Unit B: 34' x 38'
COMMENTS:	<ul style="list-style-type: none"> • New LED lighting/motion sensors • Trailer Parking Available



LOCATION:

- 0.6 miles - NJ Turnpike Exit 8
- 38 miles - Port Newark / Elizabeth
- 50 miles - Port of Philadelphia

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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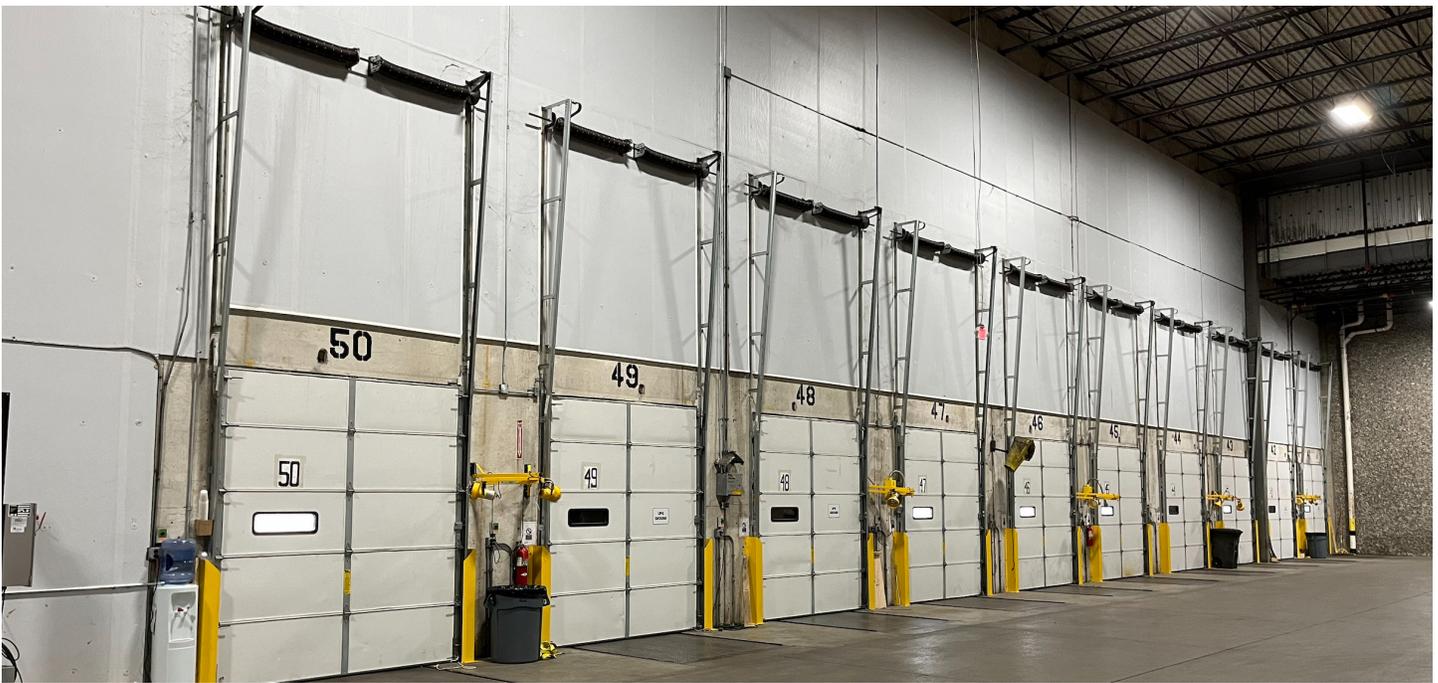


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PROPERTY PHOTOS



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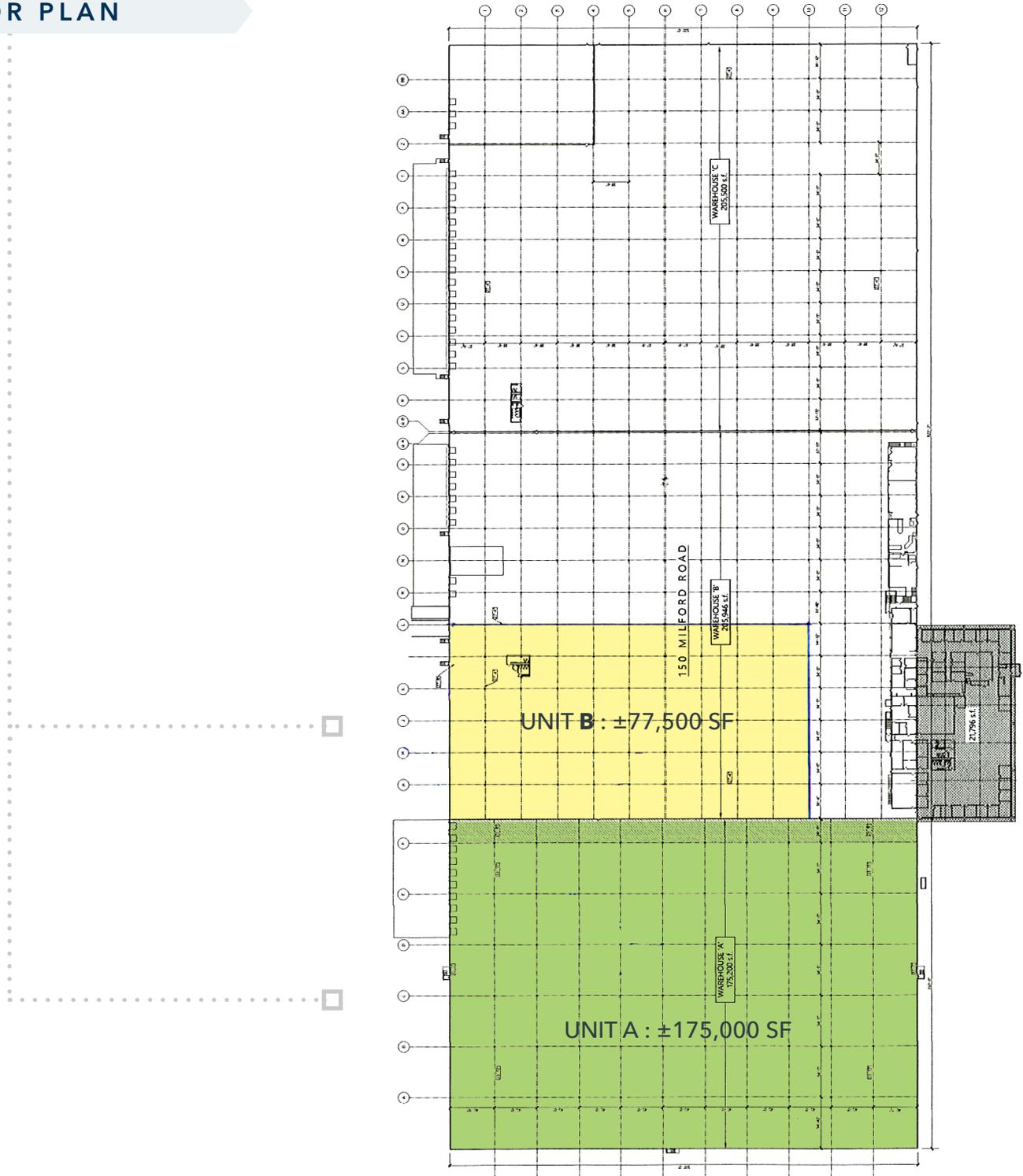


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FLOOR PLAN



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