

# INDUSTRIAL SPACE FOR LEASE

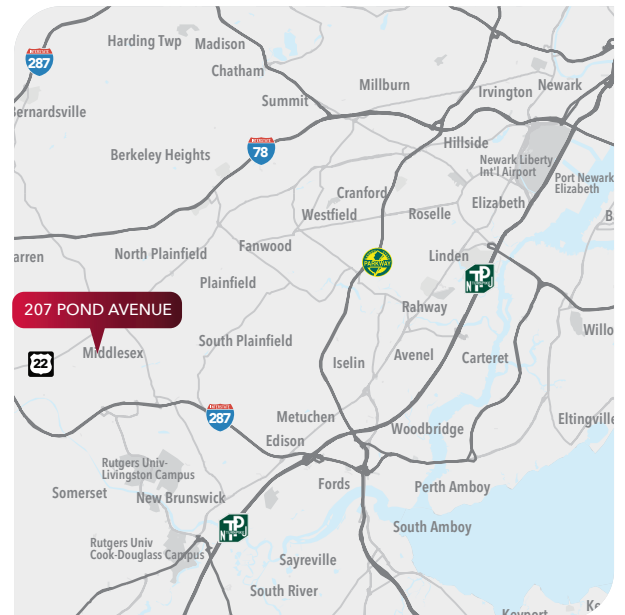
## 207 POND AVENUE

MIDDLESEX, NJ 08846



### PROPERTY OVERVIEW

<b>BUILDING SF:</b>	241,000 SF
<b>AVAILABLE SF:</b>	37,500 SF
<b>LOADING:</b>	4 Docks
<b>CEILING HEIGHT:</b>	18' Clear
<b>LEASE RATE:</b>	Please Call to Inquire
<b>TAXES &amp; CAM:</b>	\$2.75 PSF
<b>OCCUPANCY:</b>	April 1, 2025 (Can be made available sooner)
<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• 1.4 Miles to Route 22</li><li>• 4.7 Miles to I-287</li><li>• 24.5 Miles to Newark Liberty Airport</li><li>• 26 Miles to Port Newark/Elizabeth</li></ul>



### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

**Rick Marchisio**  
rick.marchisio@lee-associates.com  
C 908.930.7306

**Drew Maffey**  
drew.maffey@lee-associates.com  
D 973.406.2493

**Will Ziegler**  
wziegler@lee-associates.com  
C 908.210.6476

**Joseph Komitor**  
jkomitor@lee-associates.com  
C 347.684.4300

**Matthew Esposito**  
mesposito@lee-associates.com  
C 973.294.4920

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.