

LEASE

1-5COLUMBIA RD

1-5Columbia Rd Branchburg, NJ 08876



PROPERTY DESCRIPTION

Discover the ideal leasing opportunity at 1-5 Columbia Rd, Branchburg, NJ. This versatile property offers heavy power, well kept space tailored to meet diverse operational needs. Boasting ample parking and convenient access to major transportation routes, it provides unparalleled connectivity for employees and visitors. With its prime location in a thriving business district, this property offers the perfect canvas to elevate your business operation.

PROPERTY HIGHLIGHTS

- Zoned for Light-Manufacturing
- Heavy power: 1,100a/ 3p
- New roof installed in 1Q2025
- All cleaned up and repainted, ready for new tenant's setup

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN) Appx. #3.51 SF/yr OPEX 2025
Number of Units:	1
Available SF:	12,124 SF
Lot Size:	71,060 SF
Building Size:	15,244 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	113	673
Total Population	56	289	1,774
Average HH Income	\$184,462	\$198,317	\$202,452

(William) Hyuk S Lee, CCIM
(201) 546-0973

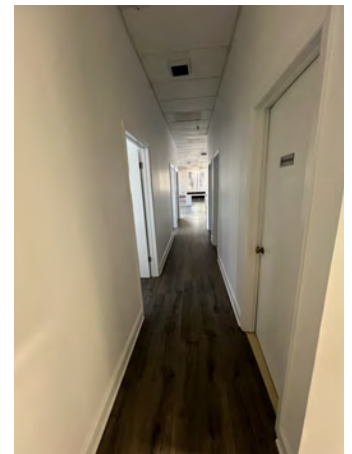
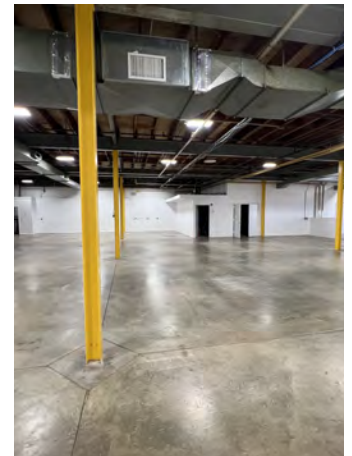
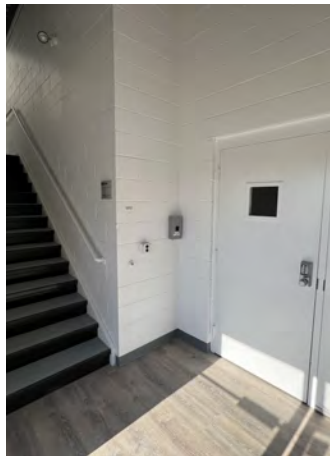
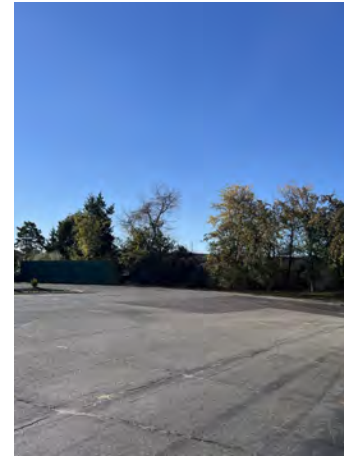


**COLDWELL BANKER
COMMERCIAL**
REALTY

LEASE

1-5COLUMBIA RD

1-5Columbia Rd Branchburg, NJ 08876



(William) Hyuk S Lee, CCIM
(201) 546-0973

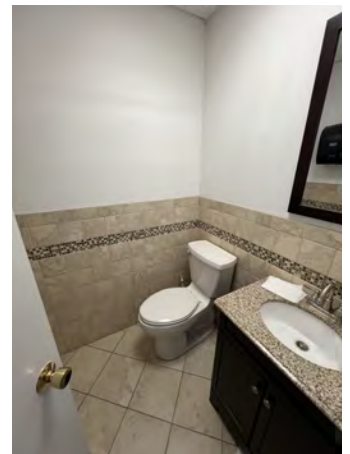
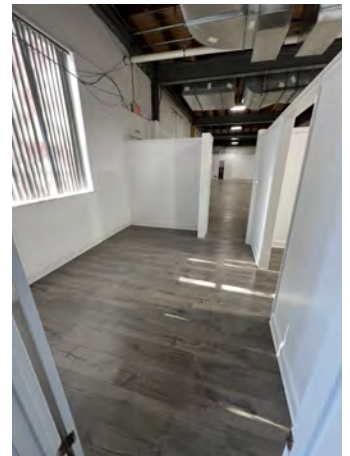
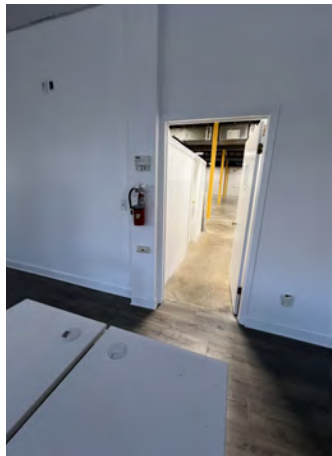
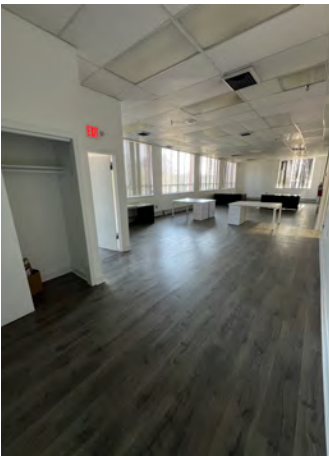
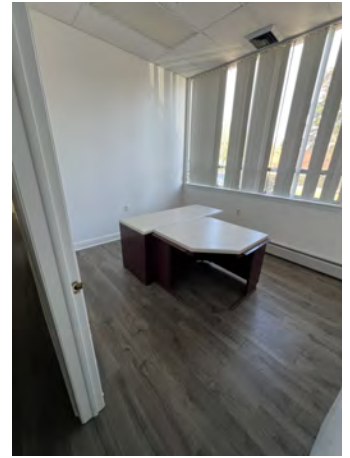


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1-5COLUMBIA RD

1-5Columbia Rd Branchburg, NJ 08876



(William) Hyuk S Lee, CCIM
(201) 546-0973

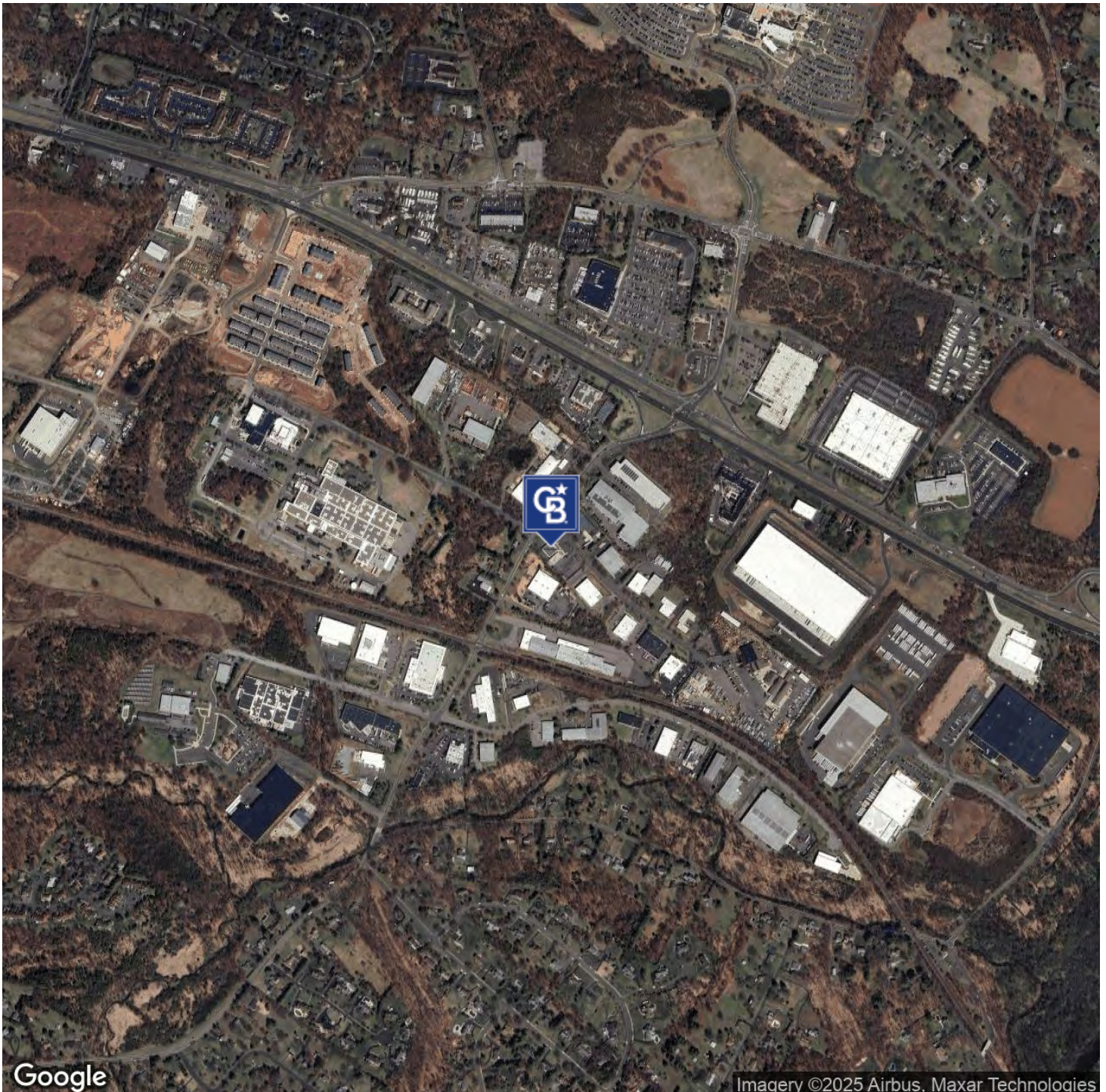


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1-5COLUMBIA RD

1-5Columbia Rd Branchburg, NJ 08876



(William) Hyuk S Lee, CCIM
(201) 546-0973



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1-5COLUMBIA RD

1-5Columbia Rd Branchburg, NJ 08876



(William) Hyuk S Lee, CCIM
(201) 546-0973

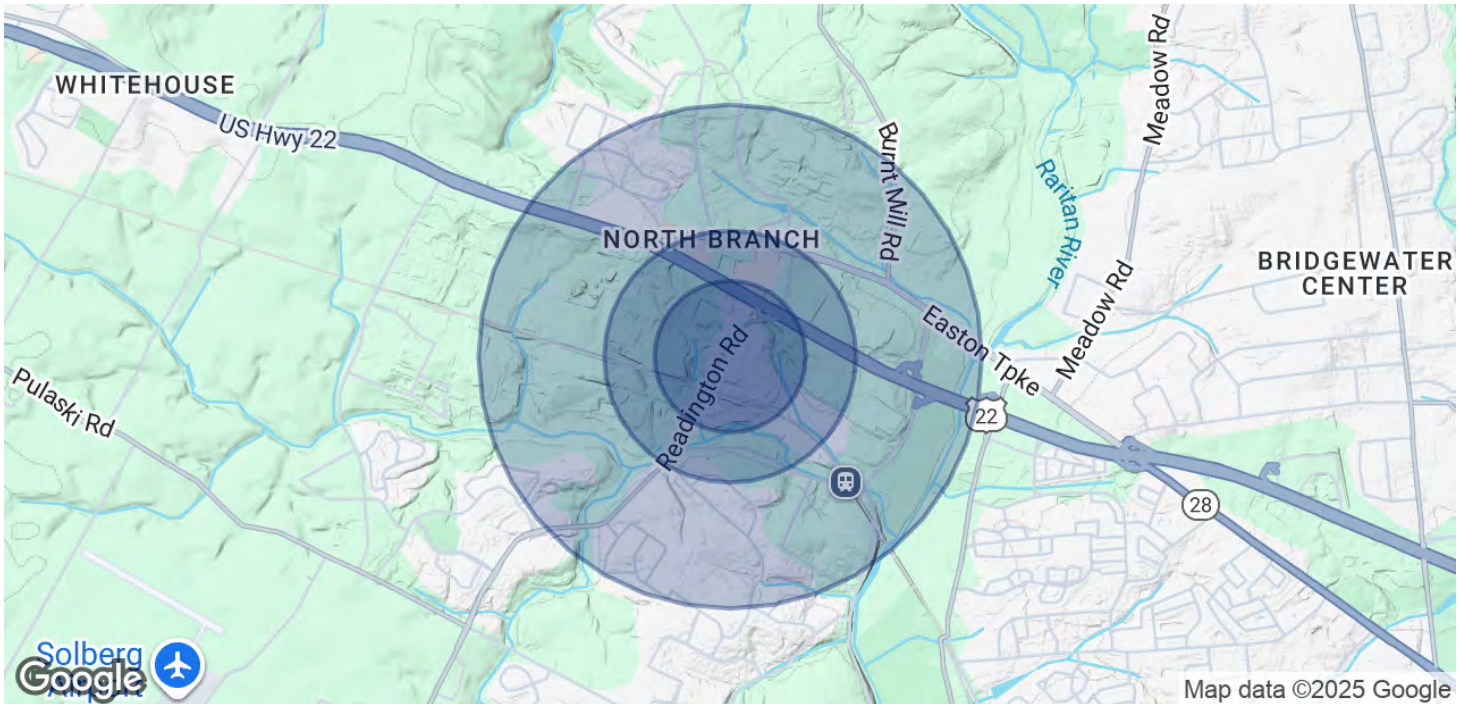


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1-5COLUMBIA RD

1-5Columbia Rd Branchburg, NJ 08876



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	56	289	1,774
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	113	673
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$184,462	\$198,317	\$202,452
Average House Value	\$620,941	\$675,693	\$678,871

Demographics data derived from AlphaMap

(William) Hyuk S Lee, CCIM
(201) 546-0973



COLDWELL BANKER
COMMERCIAL
REALTY