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1193 South River Rd

Cranbury, NJ 08512



FOR LEASE
OR FOR SALE

**INDUSTRIAL &
OFFICE SPACE**

DELIVERED VACANT

1193 South River Rd

Cranbury, NJ 08512

EXECUTIVE SUMMARY

Situated along **South River Road** in **Cranbury, New Jersey**, **1193 South River Road** presents a highly functional **commercial opportunity** within one of **Central New Jersey's** most strategically positioned corridors. The property offers a **versatile layout** well-suited for a range of uses including **light industrial, warehouse, flex space, or specialized service operations**. Its **efficient configuration** allows for streamlined operations while providing flexibility for tenants to customize the space to meet specific business requirements.

Located within close proximity to **major logistics and distribution hubs**, the property benefits from immediate access to key transportation arteries including the **New Jersey Turnpike (Exit 8A), Route 130,** and **Route 1**. This **prime connectivity** supports seamless regional and interstate travel, making it an ideal location for businesses reliant on **distribution, shipping,** or **commuter accessibility**. The surrounding area is characterized by a strong presence of **established industrial users** and growing **commercial activity**, reinforcing the site's **long-term viability** and demand.

With its **strategic Central New Jersey location,** **adaptable layout,** and **superior access to major highways,** **1193 South River Road** offers a practical and well-positioned opportunity for businesses seeking **operational efficiency, regional connectivity,** and a presence within one of the state's most active **industrial submarkets**.



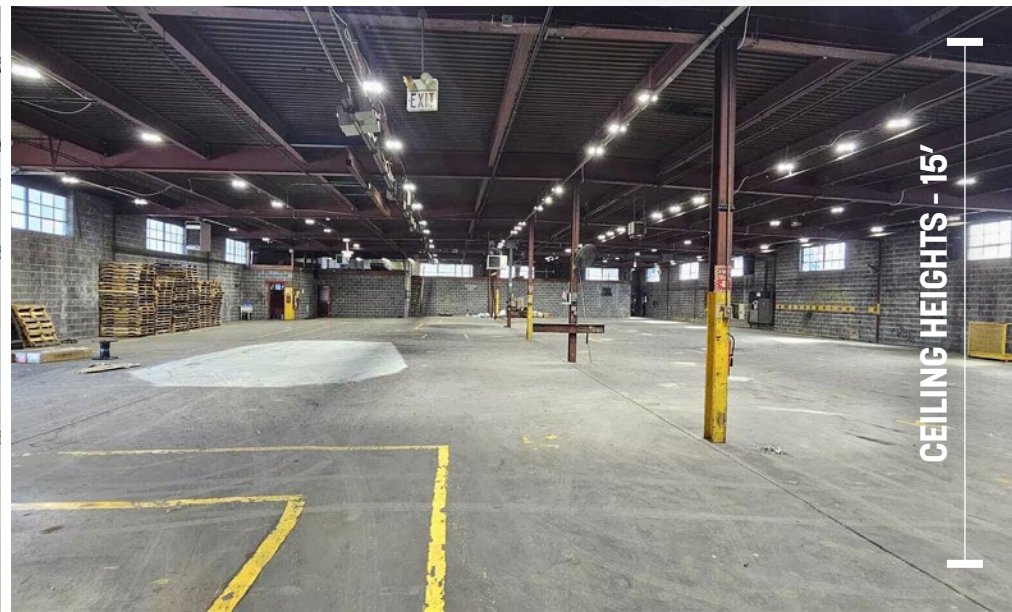
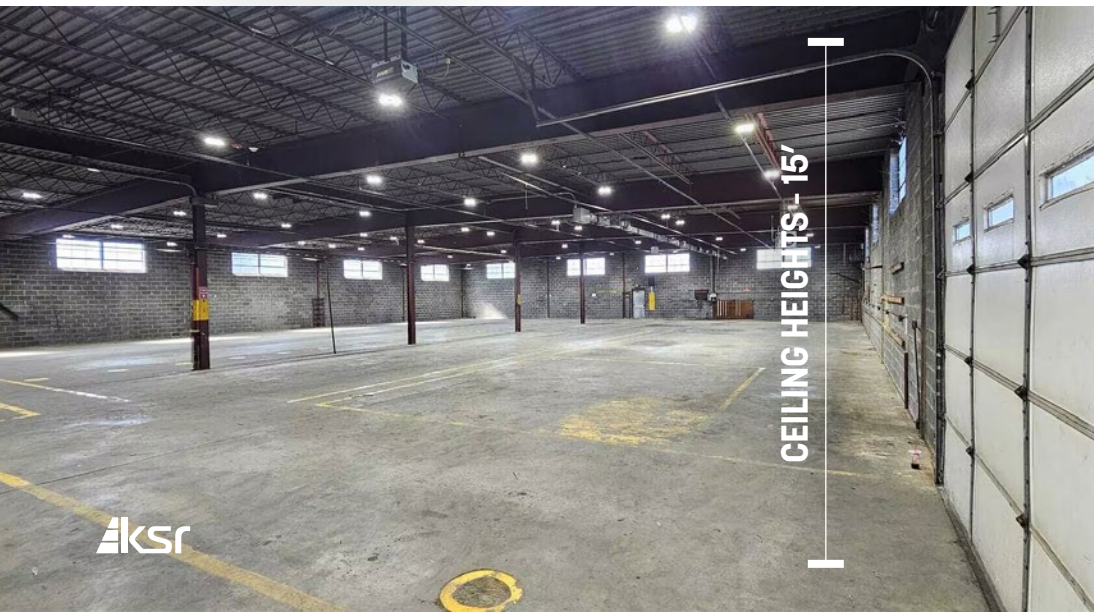
PRICE UPON REQUEST

PROPERTY OVERVIEW

Property Type	Industrial
Units	1
Office Space	5%
Loading Docks	2
Lot Size (SF)	139,392
Lot Size (Acres)	3.31
Building Size	28,800 SF
Building Dimensions	100' × 288'
Zoning	I-3
Taxes	\$37,688

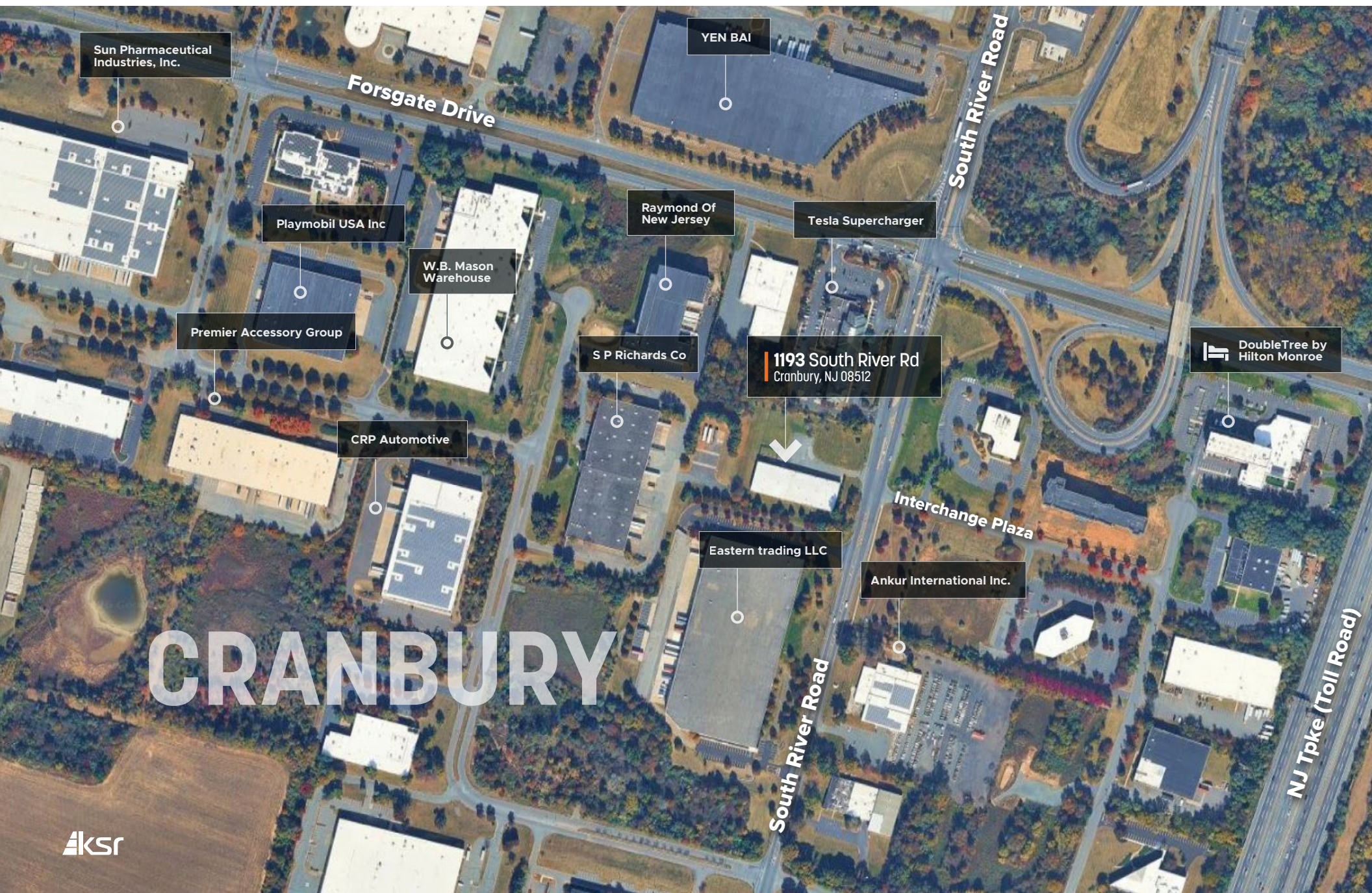
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PROPERTY PHOTOS – EXTERIOR & INTERIOR



1193 South River Rd

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Sun Pharmaceutical Industries, Inc.

YEN BAI

Forsgate Drive

Playmobil USA Inc

Raymond Of New Jersey

Tesla Supercharger

W.B. Mason Warehouse

Premier Accessory Group

S P Richards Co

1193 South River Rd
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DoubleTree by Hilton Monroe

CRP Automotive

Interchange Plaza

Eastern trading LLC

Ankur International Inc.

CRANBURY

South River Road

NJ Tpke (Toll Road)

CRANBURY NEW JERSEY

Cranbury, New Jersey is a highly regarded township in Middlesex County known for its **historic charm, preserved village character, and strategic location within one of Central New Jersey's most active logistics and business corridors**. With roots dating back to the 17th century, Cranbury has maintained a distinctive identity through careful land use planning and a strong commitment to open space preservation, creating a **unique blend of small-town appeal and modern economic relevance**.

Today, Cranbury benefits from exceptional regional connectivity, with immediate access to the **New Jersey Turnpike (Exit 8A), Route 130, and Route 33**, positioning it as a prime location for **distribution, warehouse, and light industrial users** serving the broader Northeast corridor. Its proximity to major markets including **New York City, Philadelphia, and Newark**—along with nearby NJ Transit rail service in Princeton Junction—enhances its appeal for both **business operations and executive commuters**.

In recent years, Cranbury has experienced **measured economic growth driven by high-demand industrial development and limited, well-planned commercial expansion**. The township's proactive zoning strategy and infrastructure investment have attracted **institutional-quality logistics facilities, corporate tenants, and complementary retail services**, while preserving its residential integrity. With its **scarce developable land, strong tenant demand, and premier access to regional transportation networks**, Cranbury remains positioned as a **high-barrier-to-entry, supply-constrained market** within Central New Jersey's competitive real estate landscape.





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FOR MORE INFORMATION, PLEASE CONTACT:

JACK ZALTA

M: 347.256.9281

E: JZalta@Ksrny.com

YANKE CHAIMOWITZ

M: 732.503.3820

E: YChaimowitz@ksrny.com

1385 Broadway, 22nd Floor | New York, NY 10018

212.417.9217 | ksrny.com

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