



## **FLEX SPACE AVAILABLE FOR SALE**

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**94,660 SF on 11.37 Acres**

2000 Cornwall Road

South Brunswick, NJ 08852



# PROPERTY DETAILS

## BUILDING SIZE

- Approximately 94,600 SF (divisible to 5,000 SF)

## GROUNDS

- Approximately 11.37 Acres

## CONSTRUCTION DATE

- 1987

## RENOVATION DATE

- 2026

## CEILING HEIGHT

- Production/Primary Area - 14' clear

## TRUCK LOADING

- Three (3) loading docks
- Seven (7) drive-in doors

## LIGHTING

- LED

## POWER

- 2,600Amps / 3-Phase, Supplied by PSE&G

## WATER

- City Water

## SEWER

- City Sewer

## NATURAL GAS

- Supplied by PSE&G

## FIRE PROTECTION

- Fully sprinklered, wet system

## HEAT

- HVAC in warehouse, temperature-controlled warehouse

## AIR CONDITIONING

- HVAC in office

## LAVATORIES

- Men (1)
- Women (1)

## PARKING

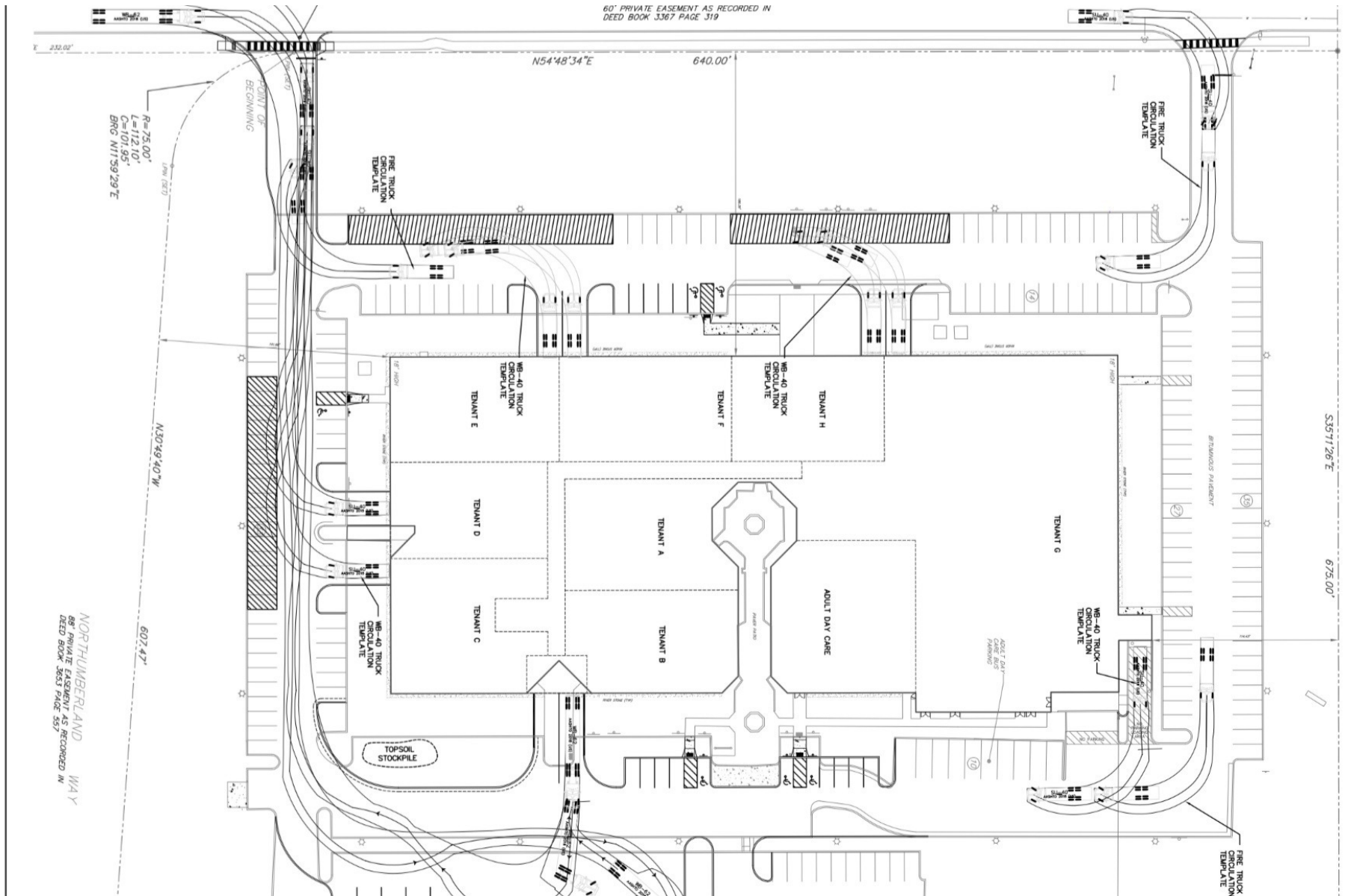
- 360 marked surface spaces

## OPERATING EXPENSES

- \$4.00/SF (2026 estimated)



# SITE PLAN



# ADDITIONAL PHOTOS



# LOCAL MAP



The property is ideally located in South Brunswick with immediate access to major regional corridors, right off of US Route 1 and short distance to Route 130. Its strategic position provides convenient connectivity to the New Jersey Turnpike (Exit 8A), Interstate 95, and key logistics routes throughout Central New Jersey, as well as efficient access to the Ports of New York and New Jersey and Newark Liberty International Airport.

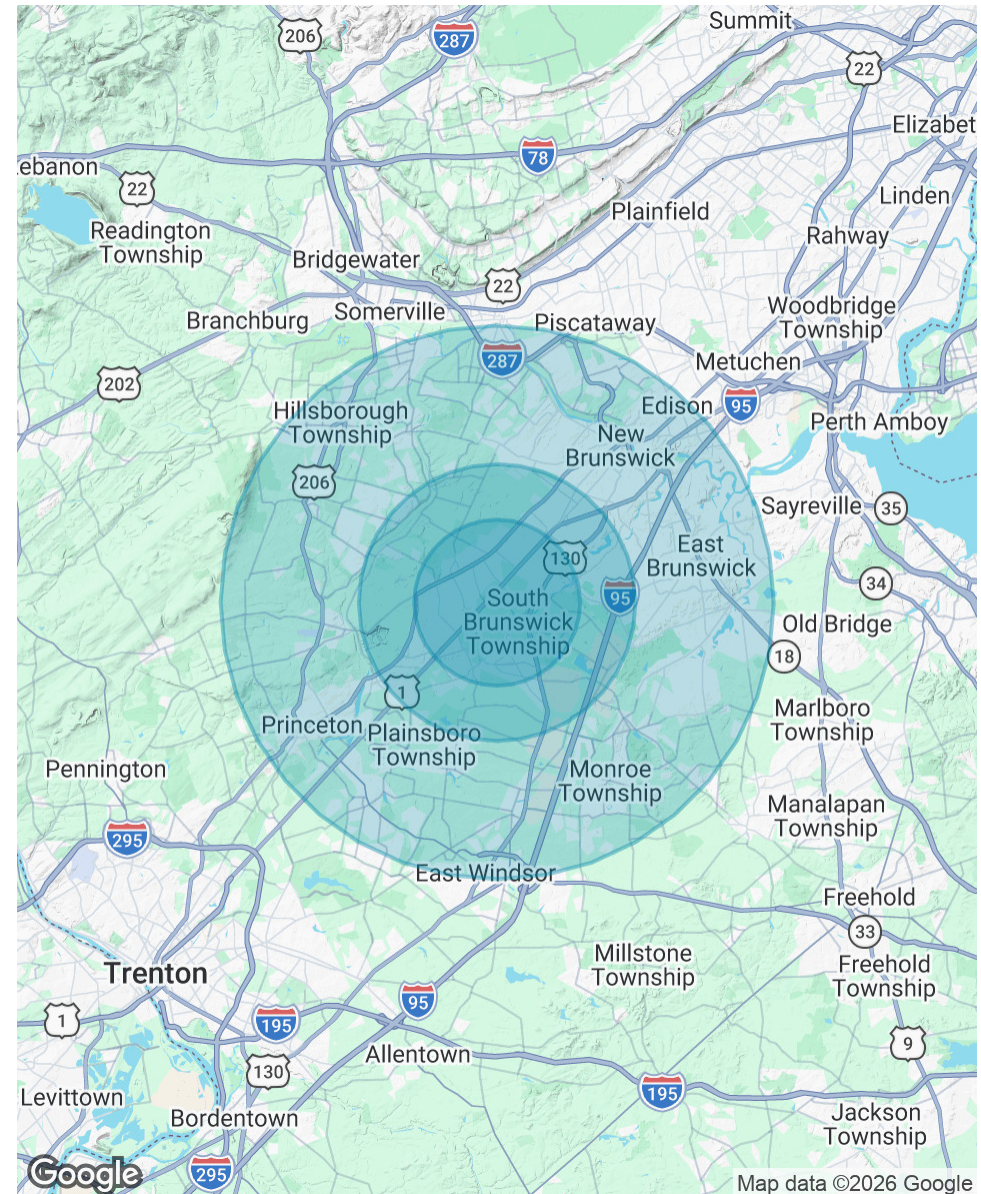
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	61,831	108,772	588,956
Average Age	40.8	41.6	40.6
Average Age (Male)	41.2	41.7	39.6
Average Age (Female)	40.8	41.5	41.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	23,065	39,404	211,879
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$157,949	\$167,596	\$158,515
Average House Value	\$449,072	\$497,937	\$514,906

2023 American Community Survey (ACS)



# PRIMARY CONTACTS



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