

# For Sale

±54,000 SF Warehouse

Situated On ±4.85 Acres

**NAI** DiLeo-Bram & Co.  
Commercial Real Estate Services, Worldwide.



South Avenue

## 897 South Avenue Middlesex, NJ

For further information please contact Exclusive Broker:

90 Woodbridge Center Drive, Suite 160  
Woodbridge, NJ 07095  
[naidb.com](http://naidb.com)

**Kyle Gerace**  
Vice President

732 985 3000 ext. 229  
[kgerace@naidb.com](mailto:kgerace@naidb.com)

**Christopher Chiusolo**  
Vice President

732 985 3000 ext. 210  
[cchiusolo@naidb.com](mailto:cchiusolo@naidb.com)



# PROPERTY FEATURES

- ±54,000 SF warehouse
- Situated on ±4.85 acres
- Featuring ±5,000 SF office space
- 20 overhead cranes
- ±3,000 amps of power
- 1 loading dock
- 6 drive-ins
- 17' to 22' ft. ceiling heights
- Gas heat
- Zoned Industrial





# FOR SALE

## 897 SOUTH AVENUE, MIDDLESEX, NJ

±54,000 SF WAREHOUSE SITUATED ON ±4.85 ACRES





# BUILDING PHOTOS





# PROPERTY PHOTOS

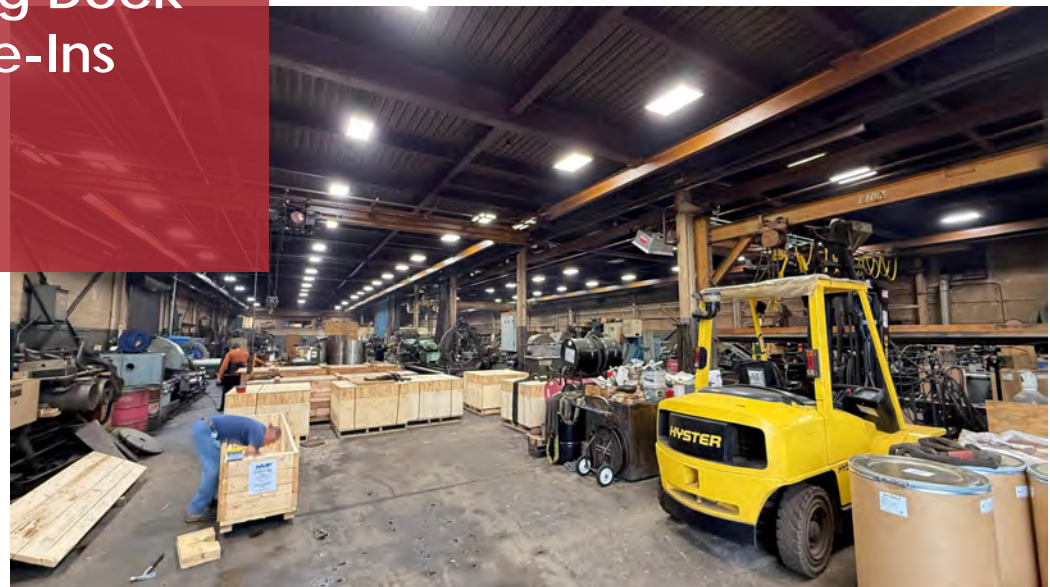
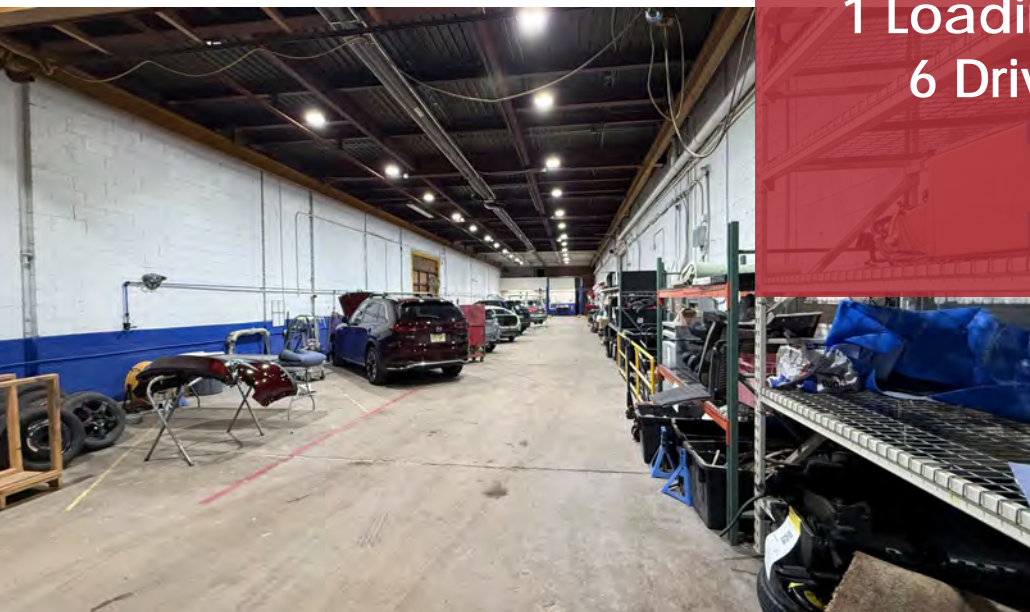




# INTERIOR PHOTOS



Featuring  
20 Overhead Cranes  
1 Loading Dock  
6 Drive-Ins



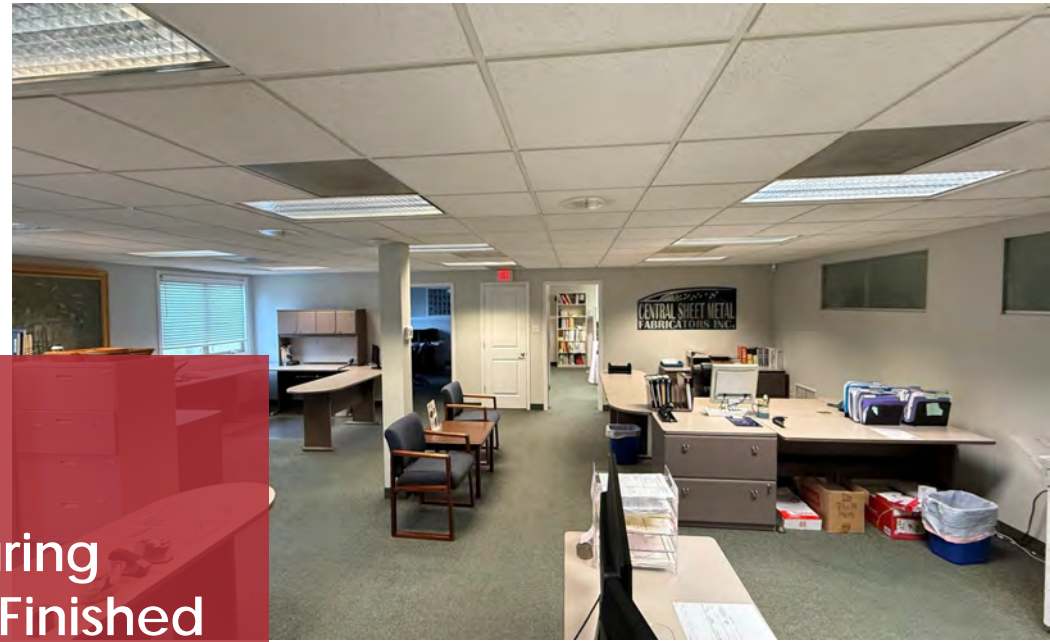


# INTERIOR PHOTOS





# INTERIOR PHOTOS

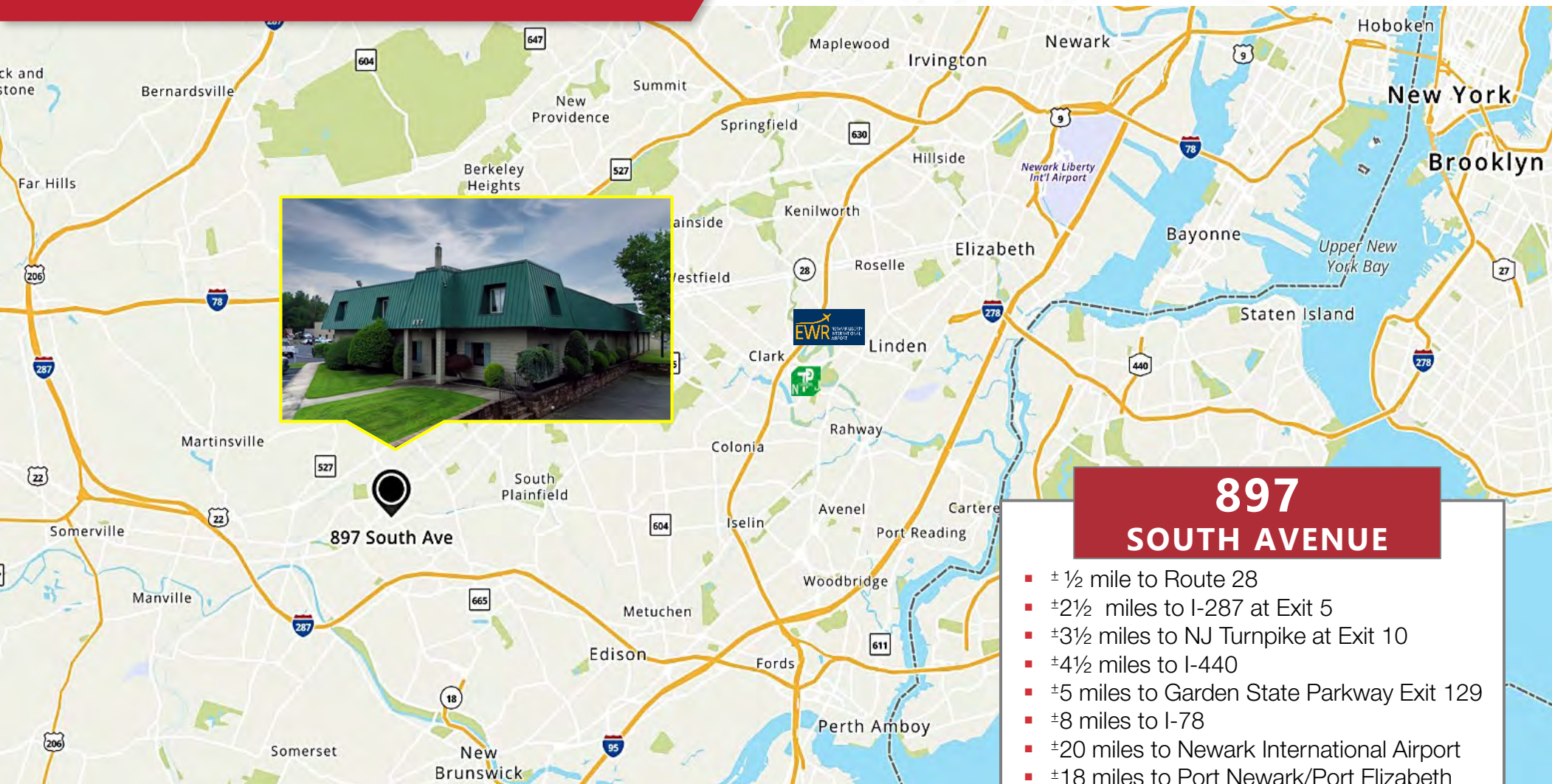


Featuring  
±5,000 SF Finished  
Office Space





# STRATEGICALLY LOCATED



90 Woodbridge Center Drive, Suite 160  
Woodbridge, NJ 07095

[naidb.com](http://naidb.com)

For further information please contact Exclusive Broker:

**Kyle Gerace**  
Vice President

732 985 3000 ext. 229  
[kgerace@naidb.com](mailto:kgerace@naidb.com)

**Christopher Chiusolo**  
Vice President

732 985 3000 ext. 210  
[cchiusolo@naidb.com](mailto:cchiusolo@naidb.com)