

104 Readington Road Branchburg, NJ 08876
Somerset County

EXCLUSIVE FOR SALE/LEASE

NEW 9,875 SF Industrial Building



PROPERTY DESCRIPTION

Newly built in 2025-9,875 SF Industrial Building located on 9.44 Acres. Four 16' overhead doors, 18' ceiling clearance, 800 AMP-Three phase electric, 5 private offices, conference room, full kitchen, ADA complaint bath, approximately 1 Acre outdoor storage, Fenced

PROPERTY HIGHLIGHTS

- Radiant Floor Heat Throughout Shop & Offices
- Fully Furnished Offices with Furniture and Computers
- Zone: I-1-Ideal Contractor/Light Manufacturing User

OFFERING SUMMARY

Price for Sale:	\$3,900,000.
Price for Lease:	\$25,000 p/m + NNN \$1.75
Lot Size:	9.44 Acres
Building size:	9,875 SF
Block, Lots:	Blk: 17, Lot: 5
Parking:	Blacktop
Zoning:	I-1



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