

# 2572 BRUNSWICK PIKE

LAWRENCEVILLE | NJ

INDUSTRIAL FACILITY READY FOR IMMEDIATE OCCUPANCY  
25,000 - 168,036 SF



# INDUSTRIAL | RESEARCH & DEVELOPMENT FACILITY READY FOR IMMEDIATE OCCUPANCY - 25,000 - 168,036 SF

Newly renovated Industrial / R&D facility ready for occupancy with single or multi-tenant options. Minutes from New Jersey Turnpike with immediate proximity to Route 1 (featuring significant building visibility right off the roadway), Route 206, and I-295. This former pharmaceutical manufacturing facility has the ability to accommodate a mix of manufacturing users (heavy power and gas capacity) and traditional warehouse/distribution tenants.

## FEATURES

Available space is divisible from 25,000 to 168,036 SF. 400 parking spaces, 8 existing loading docks with the ability to add additional loading positions, and significant area for industrial outdoor storage (IOS).

## HIGHLIGHTS

- Newly Renovated - 2023
- Ready for Immediate Occupancy, Single or Multi-Tenant Options
- Headquarters Image
- Immediate Proximity to Highways & Significant Visibility on US Route 1



# BUILDING SPECIFICATIONS

<b>BUILDING AREA</b>	195,550 SF
<b>AVAILABLE</b>	Approximately 168,036 SF
<b>CLEAR HEIGHT</b>	14'6" - 17'9" (can be raised for qualifying deals)
<b>ACRES</b>	15.43 Acres
<b>POWER</b>	Primary Service - 5,100 amps, 277/480v Secondary Service - 1,600 amps, 277/480v Additional - 1.3 megawatt solar array installed on the roof
<b>ROOF</b>	Rubber Membrane, Under Warranty
<b>SOLAR</b>	1.3 Megawatt Array - providing electricity at discount to market
<b>LOADING DOCKS</b>	8 Existing (expandable to +/- 20)
<b>FIRE SUPPRESSION</b>	Fully Sprinklered, Wet System
<b>PARKING SPACES</b>	+/- 400 Employee Spaces
<b>ZONING</b>	Highway Commercial - with Industrial Uses by Right
<b>HVAC</b>	Fully Climate Controlled



# FLOOR PLAN

- Existing Dock Doors
- Optional Dock Doors

**AVAILABLE**

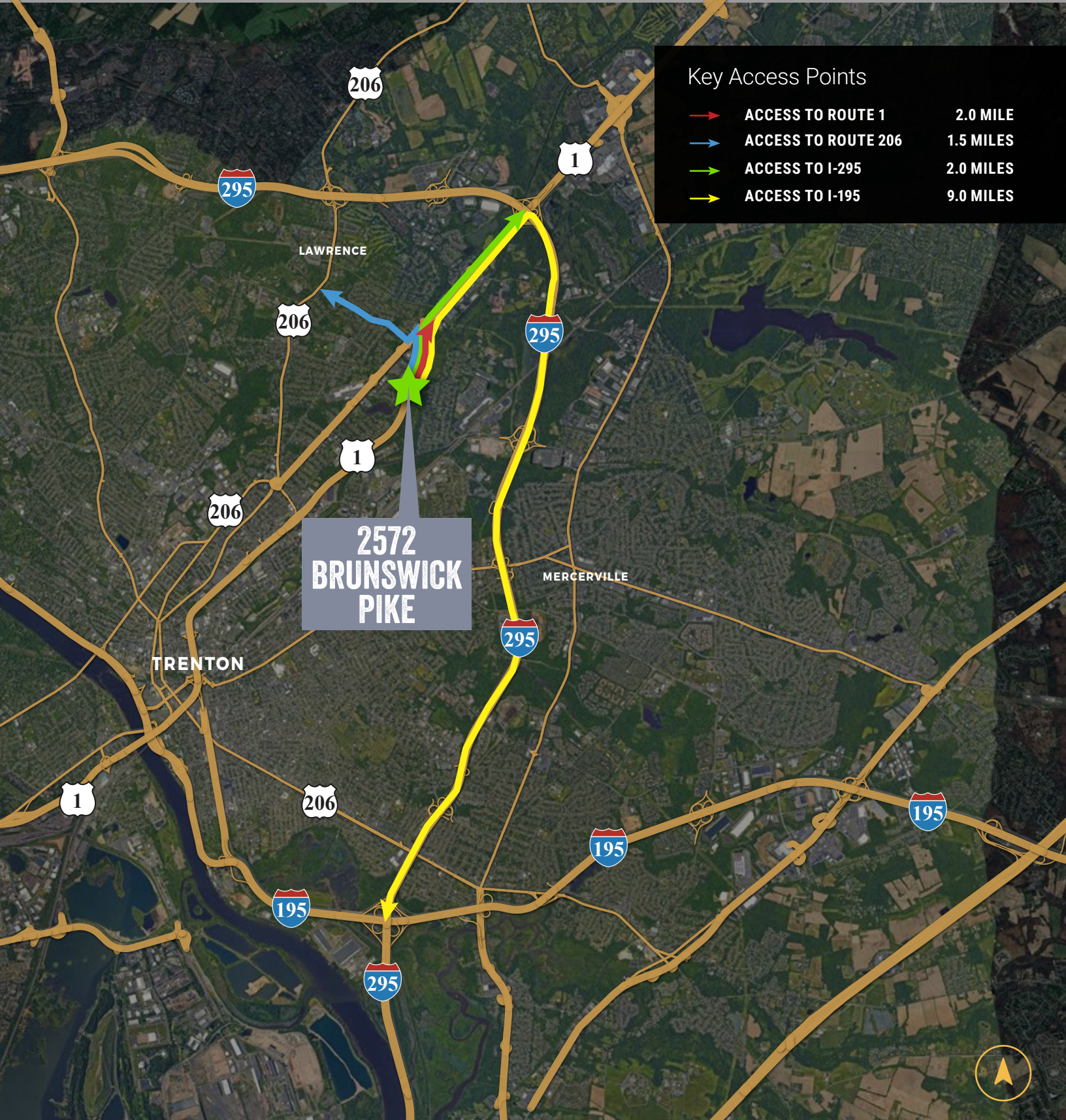
168,036 SF  
(Divisible)

**LEASED**  
27,514 SF





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**Key Access Points**

- ACCESS TO ROUTE 1      2.0 MILE
- ACCESS TO ROUTE 206      1.5 MILES
- ACCESS TO I-295      2.0 MILES
- ACCESS TO I-195      9.0 MILES

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**EXCLUSIVE MARKETING AGENT**

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