



50 TANNERY ROAD

Branchburg, NJ 08876

**9,000± SF
FOR SALE OR
LEASE**

Warehouse/Office/
Flex/Lab Space



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PROPERTY OVERVIEW

The property located at 50 Tannery Road is a freestanding building with 9,000 SF available for lease or sale.

PROPERTY HIGHLIGHTS

- **Existing Building:** Warehouse/Office/Flex/Lab Space
- **Property Type:** Industrial Warehouse Condo (Unit 5)
- **Zoning:** 4B-Industrial
- **Property Size:** 9,000 SF
- **Available For Lease:** Warehouse (4,800 SF), Lab (1,100 SF) and Office area (3,100 SF)
- **Ceiling Height:** 20' – 6" clear warehouse
- **Loading:** (2) Two Overhead Tailgate Doors – dock platform
- **Electric:** 200 AMP, 208 Volt/3 Phase
- **Utilities:** City Water; Septic; Natural Gas
- **Sale Price:** Subject To Offer
- **Lease Rate:** \$13.95 PSF NNN
- **CAM:** \$1.50 PSF
- **Real Estate Taxes:** \$2.39 PSF
- **Traffic Count (CoStar 2026):** 32,764 Vehicles Daily
- **Location:** Directly located off of County Line Road in Branchburg. The property benefits from convenient access to major regional roadways, including Rt.22, I-78 and I-287



INTERIOR PHOTOS | OFFICE & LAB



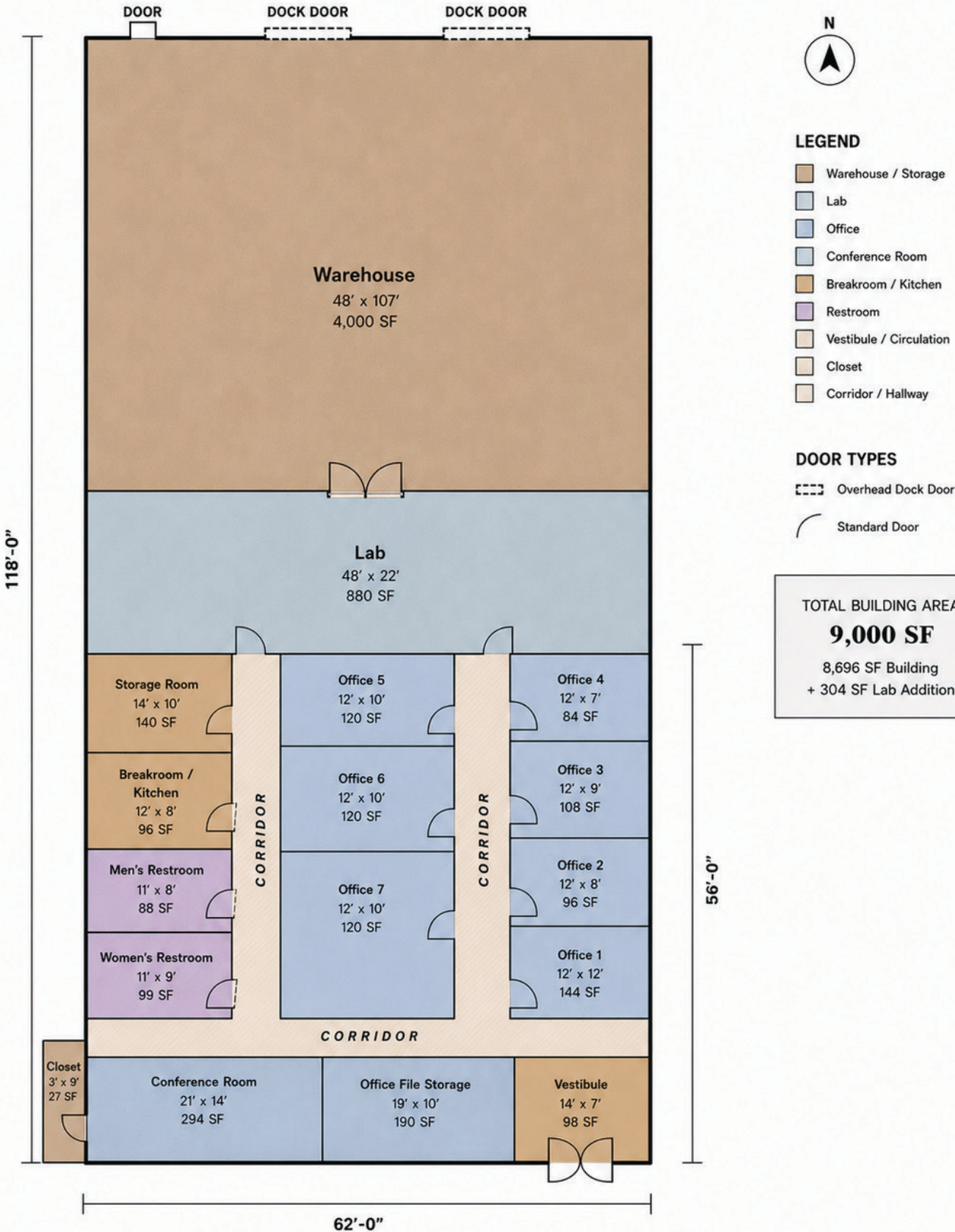
WAREHOUSE | 4,800 SF



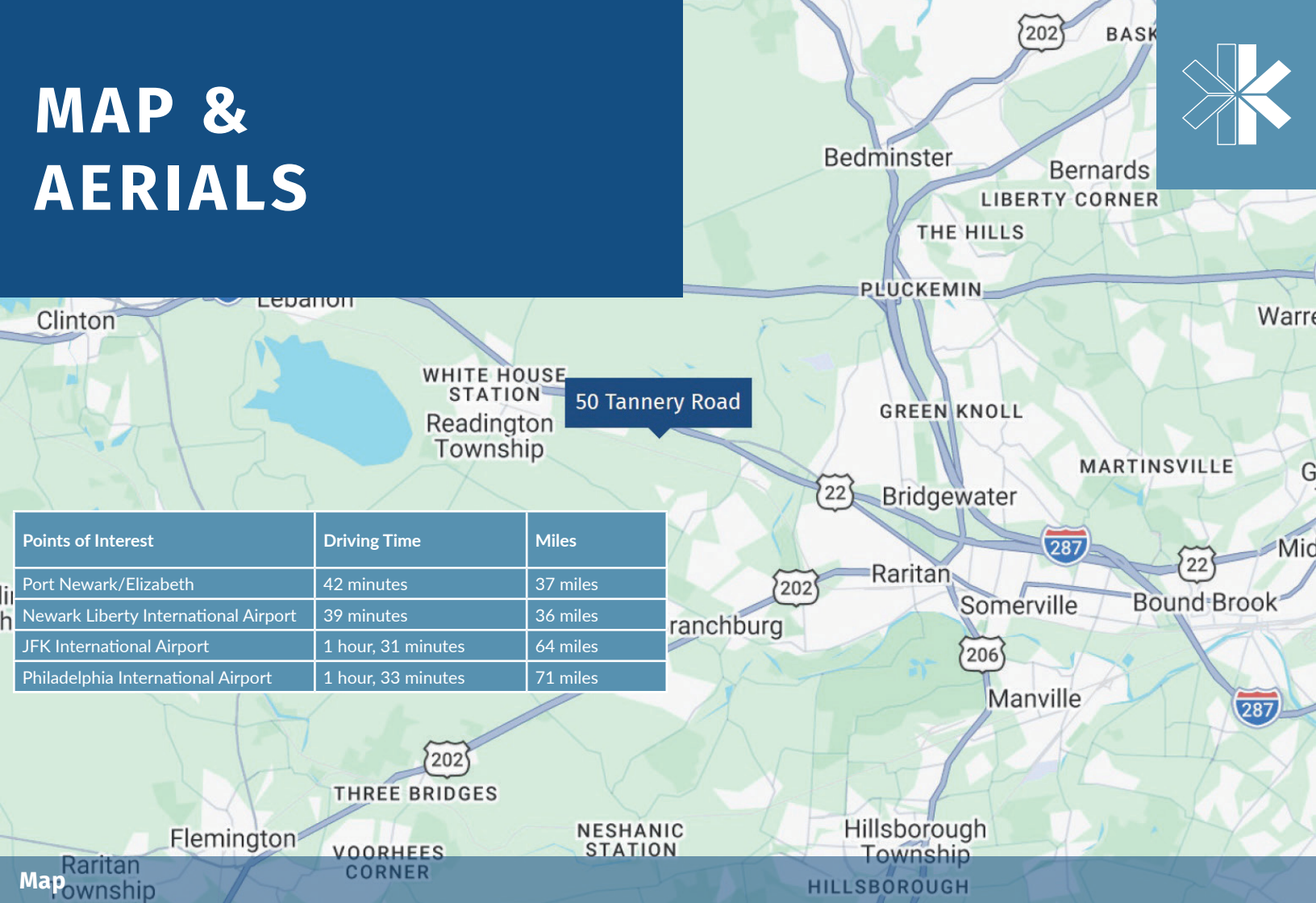
BUILDING PLAN



50 TANNERY ROAD
INDUSTRIAL CONDO FLOOR PLAN
WAREHOUSE, LAB & OFFICE SUITE — SCHEMATIC DRAWING, NOT FOR CONSTRUCTION



MAP & AERIALS



Aerial