

# WAREHOUSE SPACE FOR SUBLLEASE 610,949 AVAILABLE SF (DIVISIBLE)

301-321 HERROD BOULEVARD  
SOUTH BRUNSWICK, NJ 08810

**LA** LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



**Below Market Rent!**

## PROPERTY OVERVIEW

610,949 SF Total Building Size

**Building can be divided as follows:**

**Space 1:**  
345,287 SF  
±5,000 SF Office Space  
38 Docks & 1 Drive-In  
41 Parking Spots

**Space 2:**  
144,125 SF  
±12,000 SF Office Space  
19 Docks & 1 Drive-In  
58 Parking Spots

**Space 3:**  
121,537 SF  
±1,000 SF Office Space  
16 Docks  
11+ Parking Spots

**AVAILABLE**  
March 1, 2026

**AVAILABLE**  
Immediately

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Immediately

**CEILING HEIGHT:** 27' Clear

**LIGHTING:** New LED Lighting on Motion Sensors

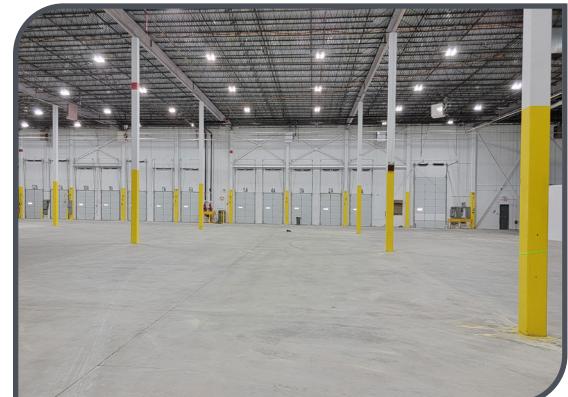
**SPRINKLER:** ESFR

**HEATING:** Gas

**TRAILER PARKING:** Up to 90 Stalls

**SUBLEASE TERM:** Through April 30, 2028  
Month to month considered

**COMMENTS:** Warehouse "white boxed" with new LED lighting, dock doors & sealed warehouse floor. Offices completely renovated.



## FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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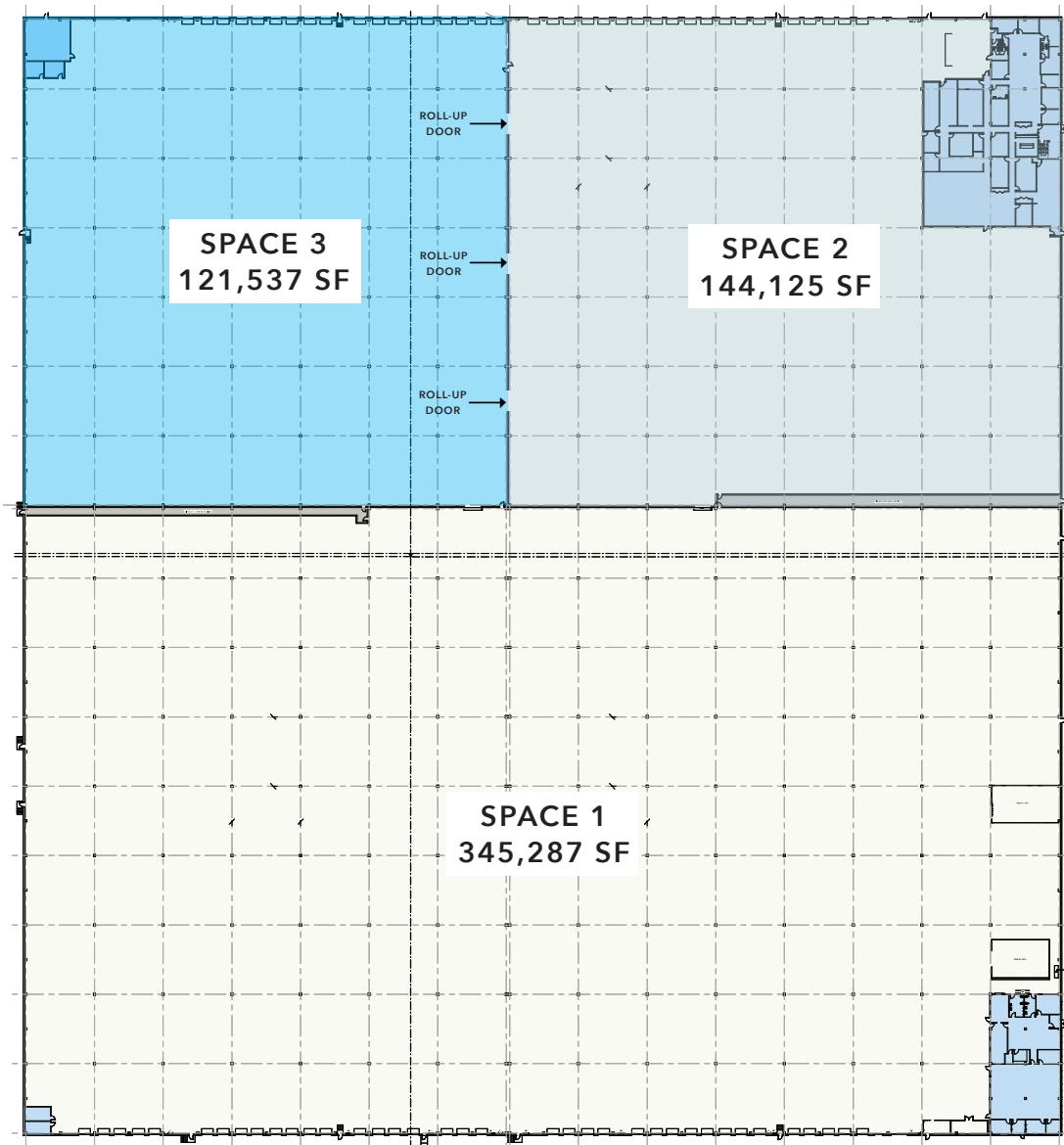
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## FLOOR PLAN

**TOTAL BUILDING SIZE: 610,949 SF**



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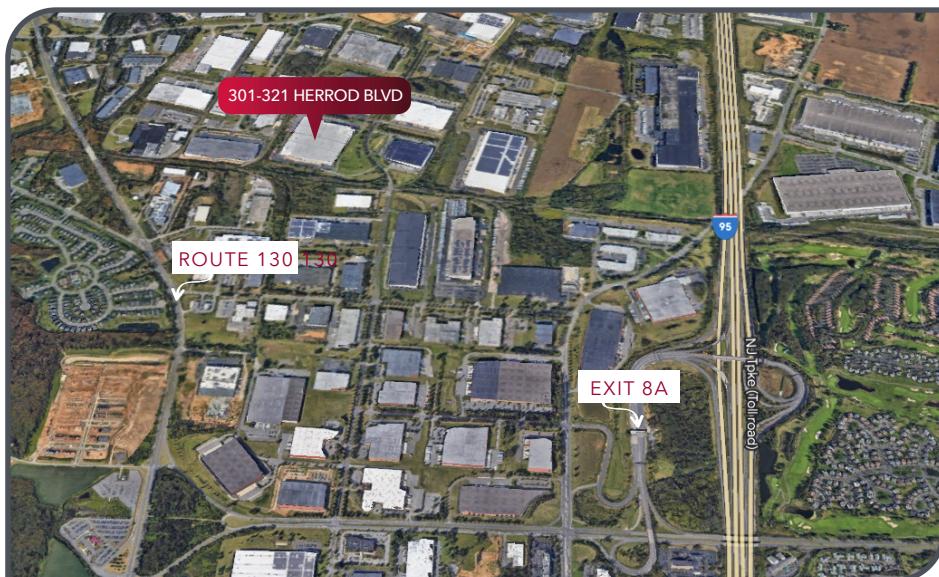
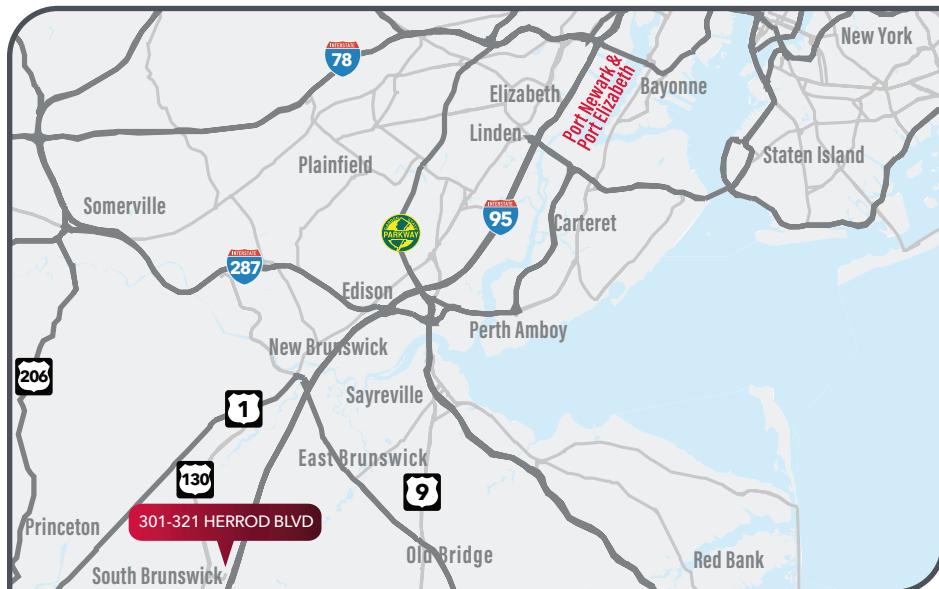
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## REGIONAL MAP/AERIAL VIEW



LOCATION	MILES	LOCATION	MILES
Route 130	1.1	Port of Newark/Elizabeth	35
NJ Turnpike	1.8	New York City	46
Route 1	5.3	Philadelphia	54

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