

**FOR SUBLEASE**  
**1665 Jersey Avenue**  
North Brunswick, NJ 08902



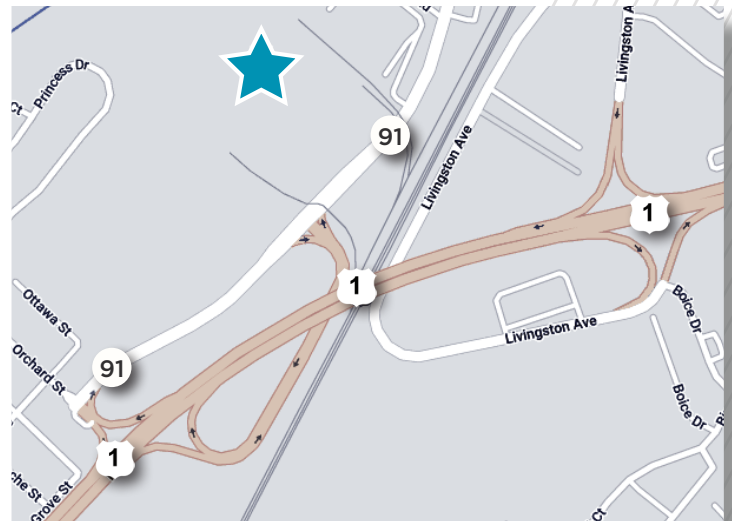
**SUBLEASE THROUGH SEPTEMBER 30, 2028**



**FOR SUBLEASE**  
**+ 219,441 SF | DIVISIBLE ± 109,000 SF**

### PROPERTY HIGHLIGHTS

Total Building SF	<b>547,334 SF</b>
Available SF	<b>+ 219,441 SF</b>
Office Area	<b>+ 500 SF</b>
Ceiling Height	<b>24' Clear</b>
Power	<b>4,000 Amps</b>
Lighting	<b>LED</b>
Loading	<b>20 Docks</b>
Sprinkler	<b>Wet</b>
Taxes & CAM	<b>\$2.20/SF</b>
Asking Lease Rate	<b>Call for Pricing</b>



**U.S. ROUTE 1 | 3 MILES**

### Contact

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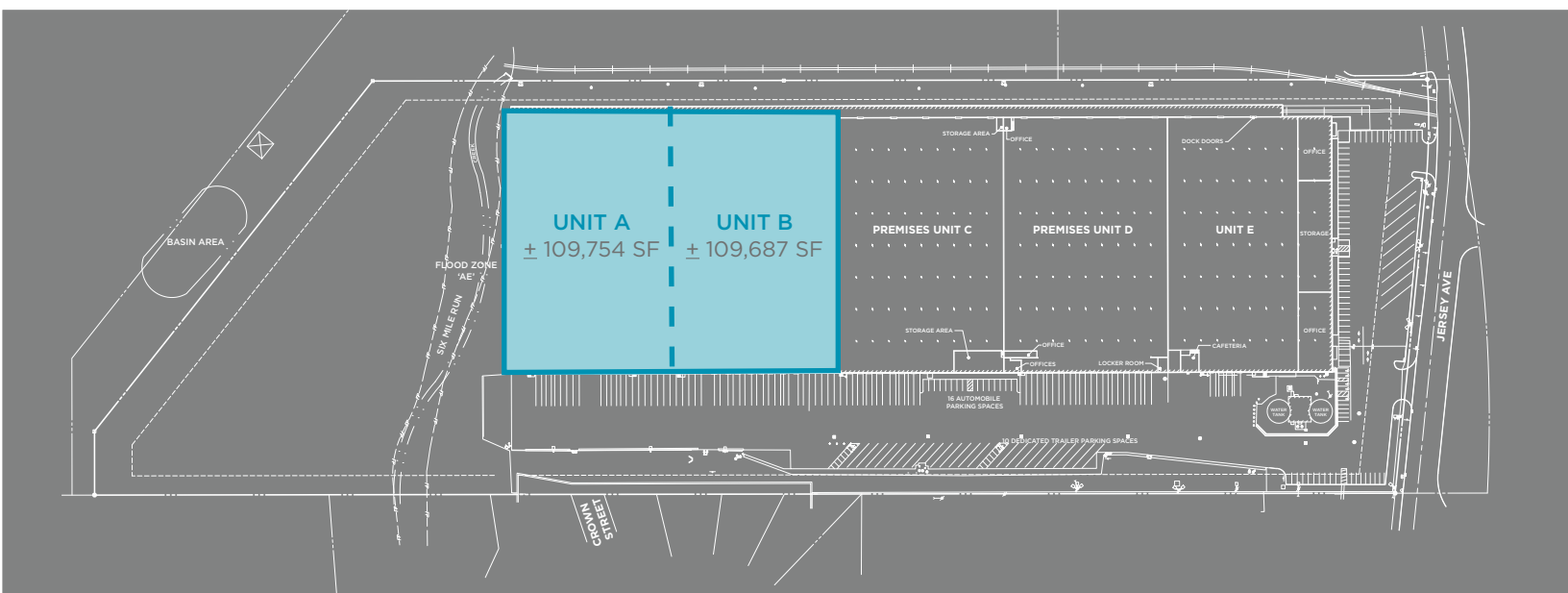


## Unit Features

Unit	A	B
Available SF	± 109,754 SF	± 109,687 SF
Office Area	± 500 SF	n/a
Loading Docks	10	10



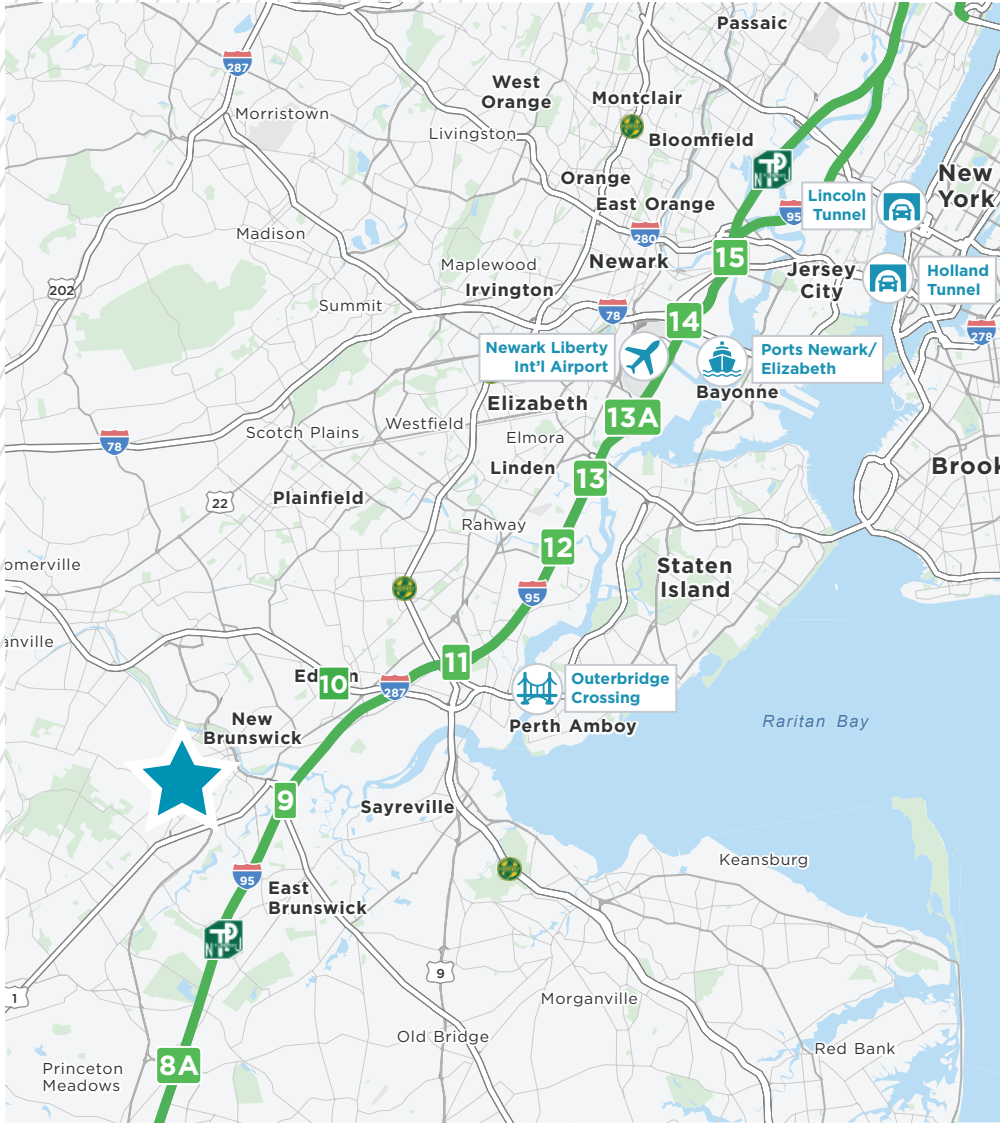
## Site Plan



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**Location**



-   
**U.S. ROUTE 1**  
**3 MILES**

  
**ROUTE 18**  
**5 MILES**
-   
**NJ TPK, EXIT 9**  
**7 MILES**

  
**OUTERBRIDGE CROSSING**  
**18 MILES**
-   
**STATEN ISLAND**  
**24 MILES**

  
**NEWARK LIBERTY INT'L AIRPORT**  
**29 MILES**
-   
**PORTS NEWARK/ELIZABETH**  
**31 MILES**

  
**LINCOLN TUNNEL**  
**39 MILES**
-   
**HOLLAND TUNNEL**  
**40 MILES**

  
**MANHATTAN**  
**42 MILES**
-   
**BROOKLYN**  
**44 MILES**

  
**GEORGE WASHINGTON BRIDGE**  
**48 MILES**

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