



*SYNERGY MAKERS PRESENTS:*

# **3083 RT 22 EAST, BRANCBURG**

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68,956 SQUARE FEET

A SHOVEL READY DEVELOPMENT

**BUSSEL REALTY CORP.**

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**BRANCBURG, NEW JERSEY**

# EXECUTIVE SUMMARY

**Synergy Makers is excited to present an exceptional opportunity with significant potential for end users, developers and investors.**

Located at 3083 Rt 22E in Branchburg, NJ, this 5.5-acre undeveloped property presents an excellent opportunity for industrial development, offering direct access to Route 22 and major New Jersey highways.

Synergy Makers will obtain approvals for a 68,956-square-foot facility, featuring manufacturing, distribution and warehouse space. The warehouse will be divided into two units:

1. **49,296** square feet – 45,296 square feet on the first floor with a 4,000-square-foot office/mezzanine on 2 floors.
2. **19,660** square feet – 17,660 square feet on the first floor with a 2,000-square-foot office/mezzanine on 2 floors.

Once approvals are secured, the site will be open for sale from qualified industrial developers and end users.

Preliminary meetings with the planning and zoning board, as well as township engineers, have been largely positive, with strong support for the proposed development. Synergy Makers is confident in obtaining timely approvals.

With a proven track record in real estate investment and industrial projects across New Jersey, Synergy Makers brings significant expertise to this promising opportunity.

## INVESTMENT HIGHLIGHTS

Located near major NJ highways

Access to cross country and international shipping

Township support

Opportunity for high rate of return

Short term investment *(approximately 2 years)*

Prime location

**Ideal for Pharmaceutical**

**Zoned for Data Center**

TAX LOT 9.01  
N/F GIBSON IND LLC C/O KIRCHNER CO LLC  
DB. 3004, PG. 3021

$L=152.54'$   
 $R=5,809.58'$   
 $\Delta=1.3016^\circ$   
 $CB=568.25' 12"E$   
 $CD=152.54'$

**CONCEPT PLAN**  
**68,956 SF**

PARKING DATA

NJDEP FLOOD  
HAZARD LIMIT  
ELEV.=74.5

WETLANDS AREA

U.S. ROUTE  
(100' ROW WIDTH PER 100'

# Site Plan



# DEMOGRAPHIC MAP

