



## Adoni Business Campus

315 Roycefield Rd, Hillsborough, NJ 08844



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# Adoni Business Campus

\$18.00 - \$19.00 /SF/YR

ONLY 2 SPACES LEFT TO LEASE

Discover a newly constructed industrial suites conveniently located in the heart of Hillsborough, New Jersey....

- 5-star 54,600-square-foot new construction industrial building - only 2 spaces left for lease (3,600 SF and 9,600 SF) - able to combine.
- First time offered - completed in 2024 - all materials brand-new and never used - 5% commission to all brokers.
- Multi-use industrial spaces with ample parking, brand new office space, private bathrooms, drive-in doors, and loading docks on 5.96 acres.
- 24-foot ceilings, polished concrete floors, drive-in 14-foot garage doors, two loading docks with shelters and electric levelers.
- 38 minutes to Newark International Airport & 10 minutes from Route 287 entrance in South Bound Brook.
- LED lighting throughout and great natural light in each space.



Rental Rate: \$18.00 - \$19.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 54,600 SF

Year Built: 2024

Rental Rate Mo: \$1.58 /SF/MO

## 1st Floor Ste 122

Space Available	3,600 SF
Rental Rate	\$19.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

This 5-star 54,600 SF brand new construction industrial building is ready for lease immediately. This building has a 24' clear ceiling height. Estimated taxes are \$90,000 annually or \$1.65/SF. There are 2 Tailgate loading doors with the potential to add 2 additional doors. There are also several drive-in doors for each unit. The office area will be to suit

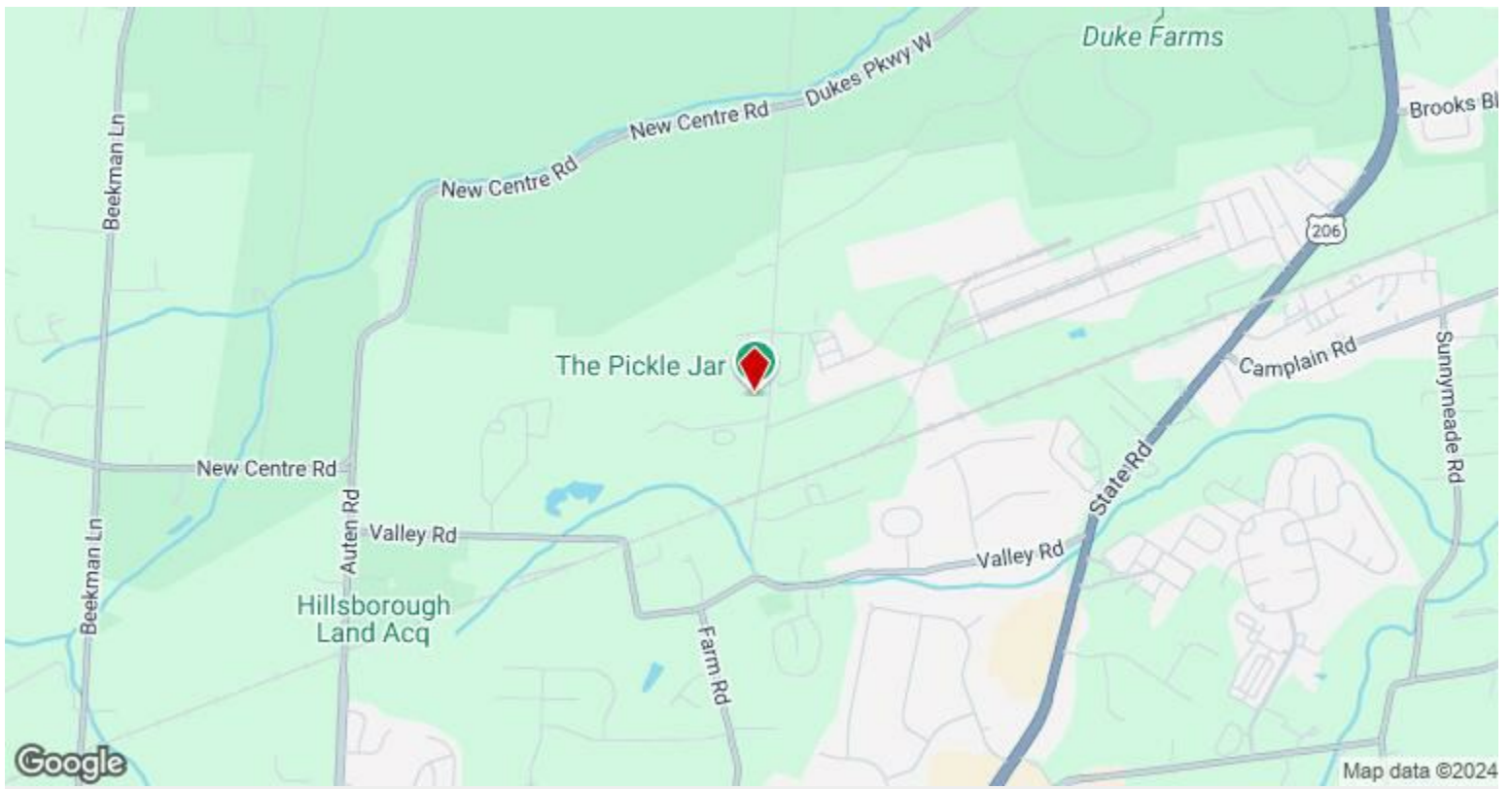
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## 1st Floor Ste 126

Space Available	9,600 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	856 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

This 5-star 54,600 SF brand new construction industrial building is ready for lease immediately. This building has a 24' clear ceiling height. Estimated taxes are \$90,000 annually or \$1.65/SF. There are 2 Tailgate loading doors with the potential to add 2 additional doors. There are also several drive-in doors for each unit. The office area will be to suit

2



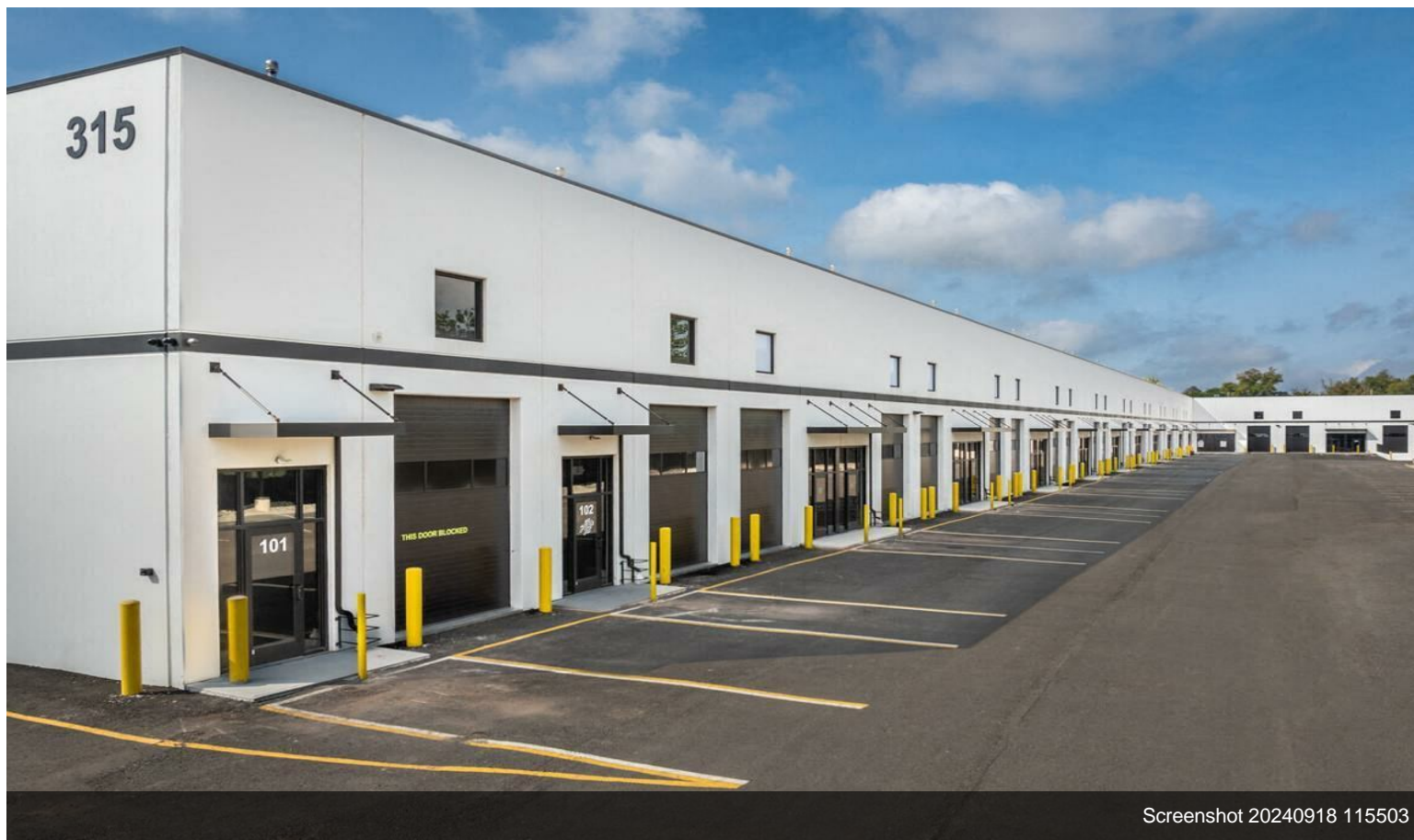
## 315 Roycefield Rd, Hillsborough, NJ 08844

ONLY 2 SPACES LEFT TO LEASE

Discover a newly constructed industrial suites conveniently located in the heart of Hillsborough, New Jersey. This brand-new structure, built in 2024, has seamless connectivity to Routes 287 and 78 for easy commutes and accessibility. The entire building is primed to accommodate diverse needs of a variety of businesses and storage requirements. The building has 24-foot clear ceiling heights, tailgate loading doors, and several drive-in doors per unit, in addition to office space per unit. The spaces each have brand-new offices with heating and cooling systems, finishes bathrooms. The warehouses have polished concrete floors, radiant heat throughout and LED lighting with great natural light that's seen in each unit. Additionally, the drive in has a 14-foot garage doors and two loading docks with shelters and electric levelers, plus 208/230-amp, 3-phase power.

Leasing space in this building is a great choice for your business and business owners seeking a dynamic commercial space.

# Property Photos



Screenshot 20240918 115503



Screenshot 20240918 115523

# Property Photos



Screenshot 20240918 115539

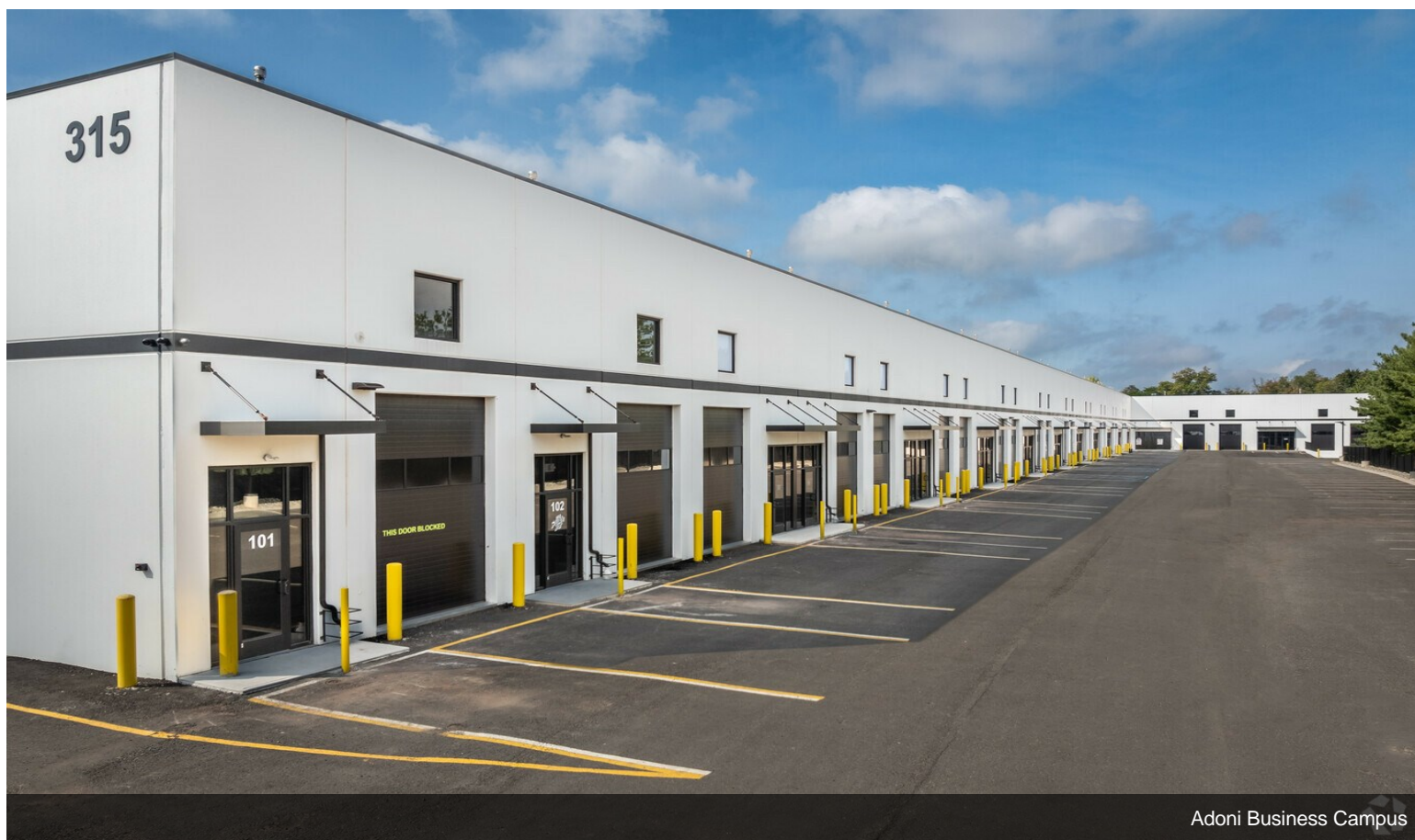


Screenshot 20240918 115602

# Property Photos



Easy Access to Routes 78 and 287



Adoni Business Campus

# Property Photos



Multiple Drive-In Doors Per Unit



Loading Docks with Truck Well



# Property Photos



24-Foot Clearance



New Construction Flex Space

