

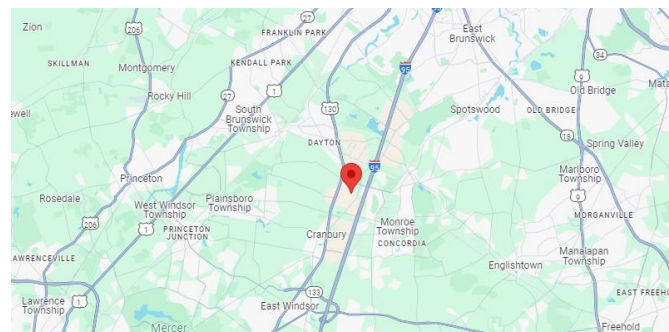


47 Commerce Drive Cranbury, NJ

Available for Sale:

- 43,500 SF Building on 8.65 Acres
- 13,619 SF of Office in Front, 1,500 SF in Back
- 600 Amps Power
- Natural Gas, City Water & Sewer
- 18' Ceilings; 40' x 40' column spacing
- 1 Drive-in, 2 External Loading Docks
- Zoning: I-3
- ¼ mile to NJ Turnpike Exit 8A
- Roof: 2020 TPO Membrane, heat welded seam
- HVAC: front offices 5 carrier units, replaced 2019, and 1 carrier unit in rear office
- Taxes: \$73,580
- Bathrooms: six (6) dispersed throughout building

Sale Price: \$11,500,000



Matterport 3D Tour

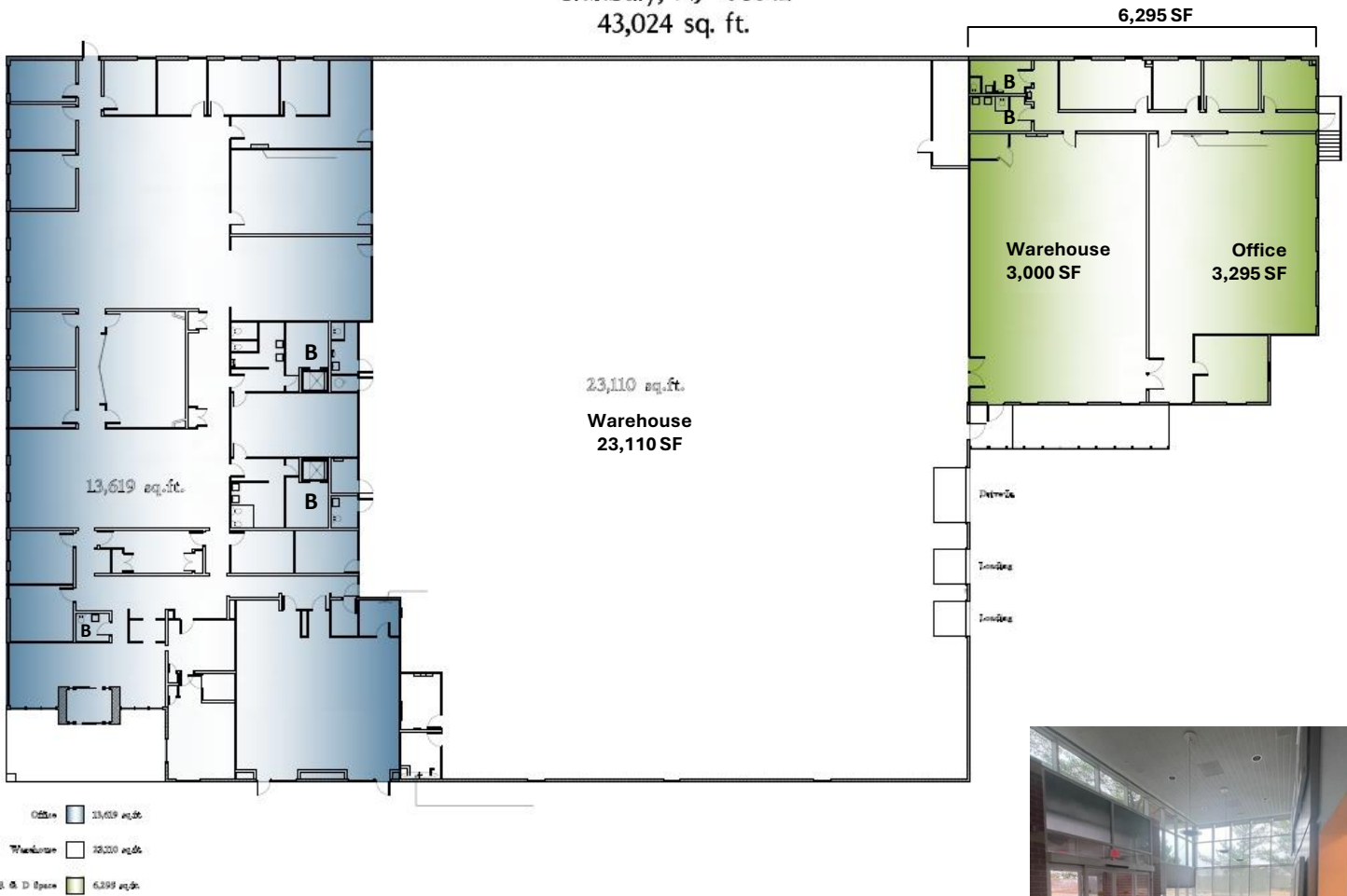


For more information:
Gerard Fennelly or Matt Fennelly

For Sale
 43,500 SF
 Warehouse/ Office Space

47 Commerce Drive
 Cranbury, NJ

47 Commerce Drive
 Cranbury, NJ 08512
 43,024 sq. ft.



First Floor Plan - Single Story
 SCALE: 1/8" = 1'-0"

47 Commerce Drive, Cranbury, NJ 08512

