

2553 Route 130 | Cranbury, NJ 08512

## 3,970 – 11,730 SF WAREHOUSE/OFFICE/FLEX SPACE



### PROPERTY HIGHLIGHTS

- **Current Buildout:** Warehouse/Office/Flex Space
- **Available Suites:**  
Unit 2: 3,970 SF available for \$13.75 PSF (NNN)  
Unit 4: 11,730 SF available for \$13.25 PSF (NNN)
- **NNN:** \$3.56 PSF
- **Total Building Size:** 23,364 SF Flex Building
- **Loading:**  
Unit 2: 1 Tailgate Door  
Unit 4: 2 Tailgate Doors and 1 Drive-in
- **Ceiling Height:** 20 ft. Clear
- **Column Spacing:** 30 ft. x 30 ft.
- **Utilities:** Natural Gas; City Water/Sewer
- **Power:** 200 AMP, 3 Phase, Minimum/Unit
- **Parking:** 3+/1,000 SF
- **Zoning:** The I-3 General Industrial District permits various industrial uses, including offices, manufacturing, assembly, warehousing, laboratories, data centers, and wholesaling of good or services
- **Traffic Count (Route 130):** 30,677+/day
- **Amenities:** Situated within Campus 130 Business Park with direct ingress/egress from Route 130.
- **Location:** Equidistant between Philadelphia and NYC. Easy access to the ports.



### MATTHEW LOBOCCHIARO

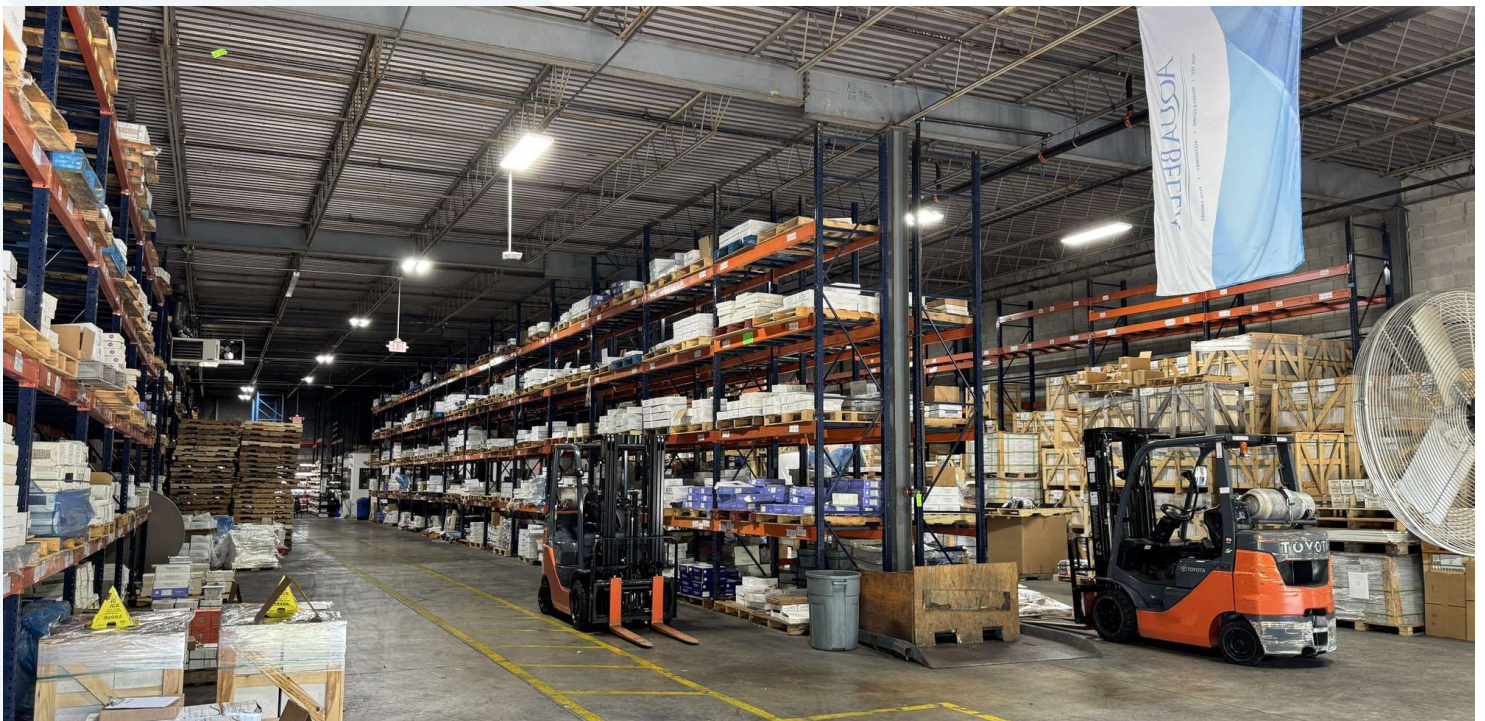
Associate - Commercial Sales & Leasing  
908.360.8054  
mlobocchiaro@kislakrealty.com

Kislak Commercial Real Estate Services, Inc.  
100 Woodbridge Center Drive  
Woodbridge, NJ 07095  
908.360.8050 | kislakrealty.com



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# INTERIOR PHOTOS



## MATTHEW LOBOCCHIARO

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## REAR ACCESS



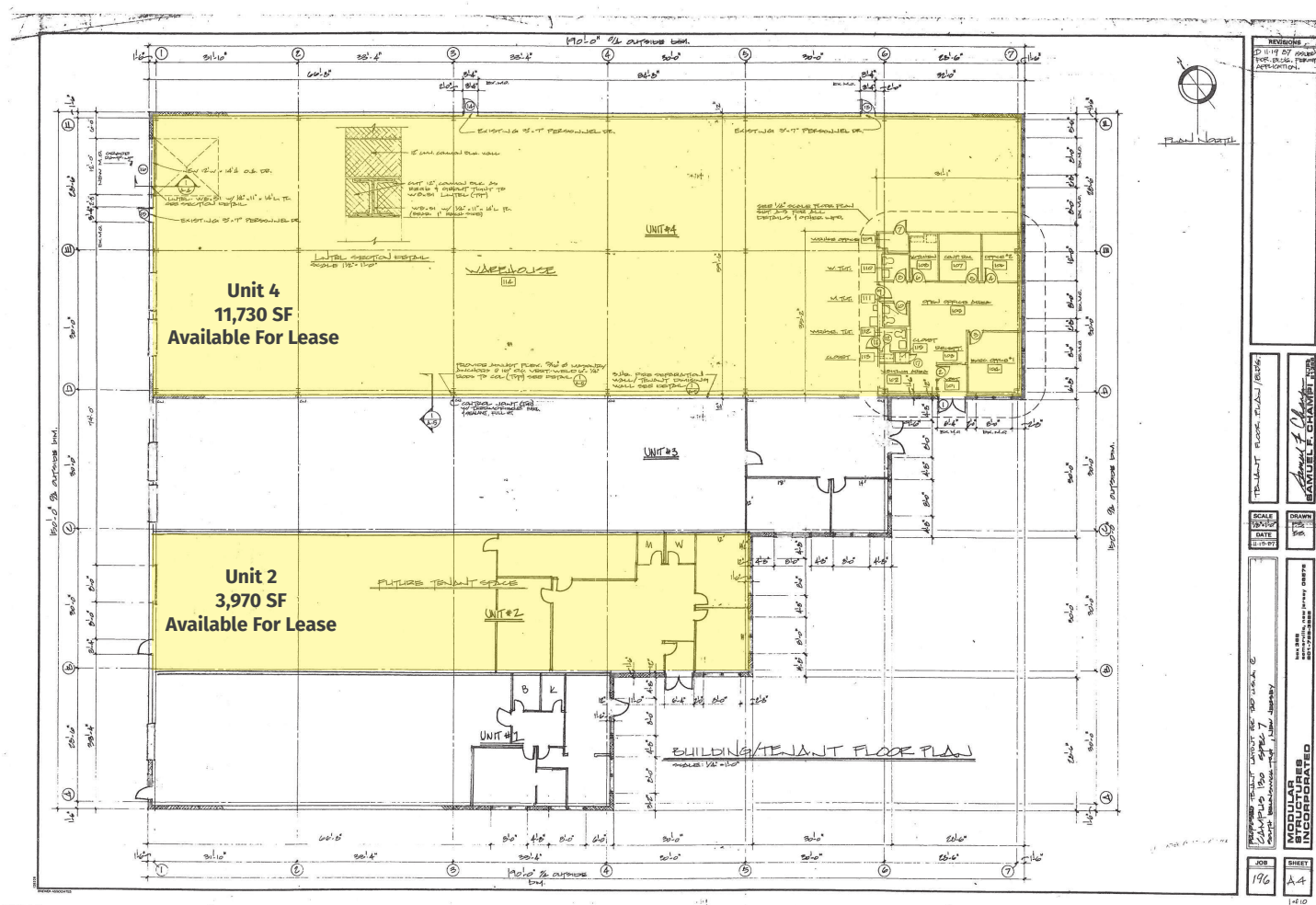
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# FLOOR PLAN



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908.360.8050 | [kislakrealty.com](http://kislakrealty.com)

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# LOCATION MAP



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