



**24 VAN DYKE AVENUE**  
NEW BRUNSWICK, NJ

**17,838 SF  
FOR LEASE**

 **WAREHOUSE**

## PROPERTY HIGHLIGHTS:

- Near major commercial arteries
- Ports of Newark and Elizabeth within 30 minutes
- Newark Airport within 30 minutes
- Port of Philadelphia within 1 hour
- The Brunswick Industrial Center is located in a Foreign Trade Zone and Urban Enterprise Zone where qualified businesses can receive a 50% sales tax reduction on some retail purchases, 100% sales tax reduction on purchases made by the qualified business and workforce training assistance.



**EXCLUSIVE AGENTS:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICHOLAS FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834





**24 VAN DYKE AVENUE**  
NEW BRUNSWICK, NJ

**17,838 SF**  
**FOR LEASE**

# PROPERTY INFORMATION

## BUILDING SIZE:

17,838 SF

## OFFICE:

6,500 SF

## PARKING:

48 spaces for *Cars*  
6 spaces for *Trucks* against building

## ZONING:

1-2 General Industrial

## LOADING FACILITIES:

Four (4) 8'-0" wide x 10'-0" high loading docks

## COLUMN SPACING:

40' 8" x 47'

## LIGHTING:

LED

## EXTERIOR WALLS:

1'-0" thick precast concrete insulated walls

## CEILING HEIGHT:

30' clear

## FLOORING:

6" thick reinforced 5,000 psi concrete slab laser leveled

## SPRINKLER:

Wet in-rack sprinkler system

## ELECTRIC:

800 amp - 308/120 V electric service

## GAS:

2" line

## WATER:

2" line

## HEAT:

Gas space heaters

## ADDITIONAL INFORMATION:

Building can be delivered with racking in place



**EXCLUSIVE AGENTS:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095





# 24 VAN DYKE AVENUE

NEW BRUNSWICK, NJ

17,838 SF  
FOR LEASE



**EXCLUSIVE AGENTS:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095





**24 VAN DYKE AVENUE**  
NEW BRUNSWICK, NJ

**17,838 SF**  
**FOR LEASE**



**EXCLUSIVE AGENTS:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095

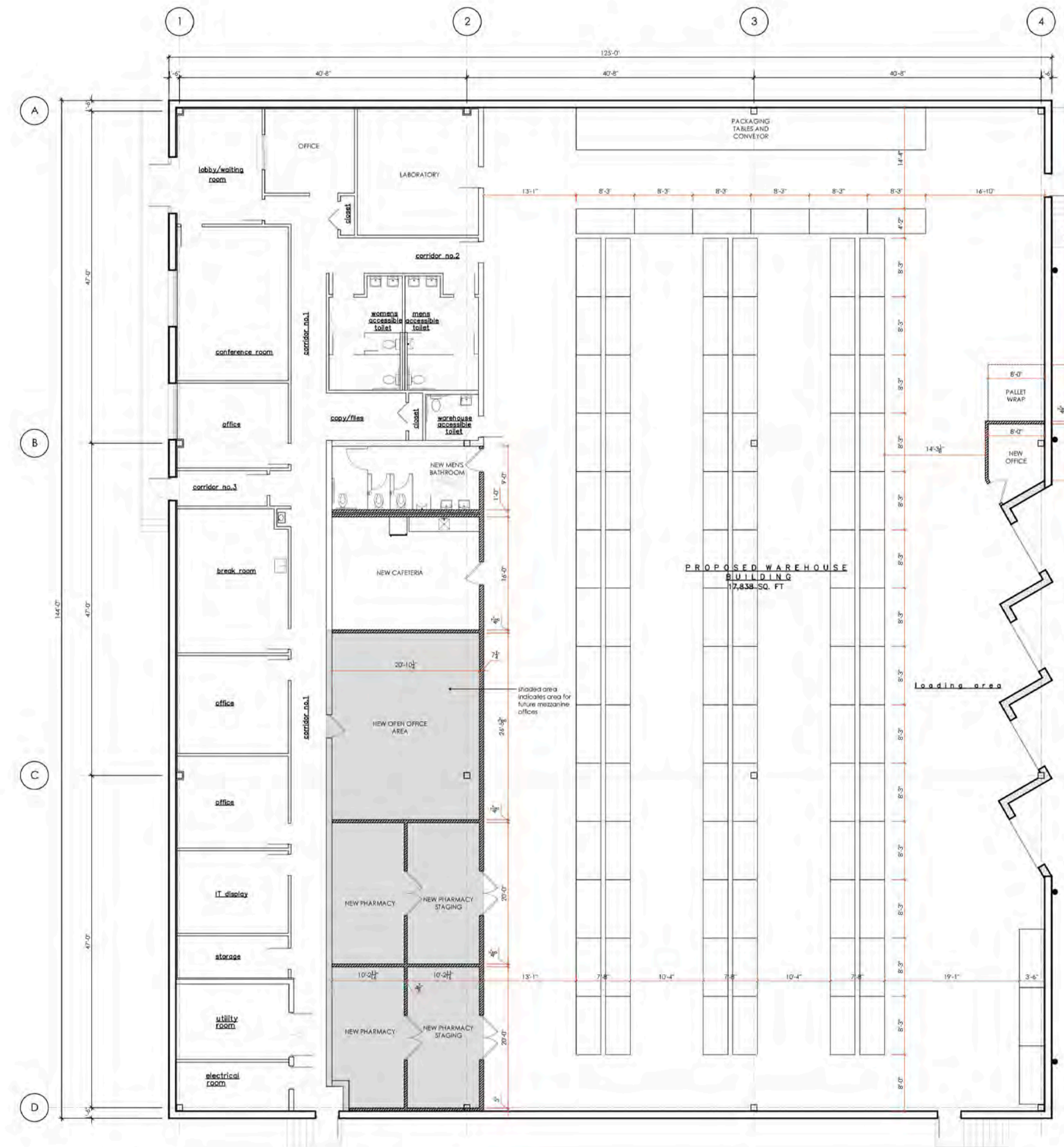




24 VAN DYKE AVENUE  
NEW BRUNSWICK, NJ

17,838 SF  
FOR LEASE

# FLOOR PLAN



EXCLUSIVE AGENTS:

NICK CARACAPPA

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

NICK FIORILLO

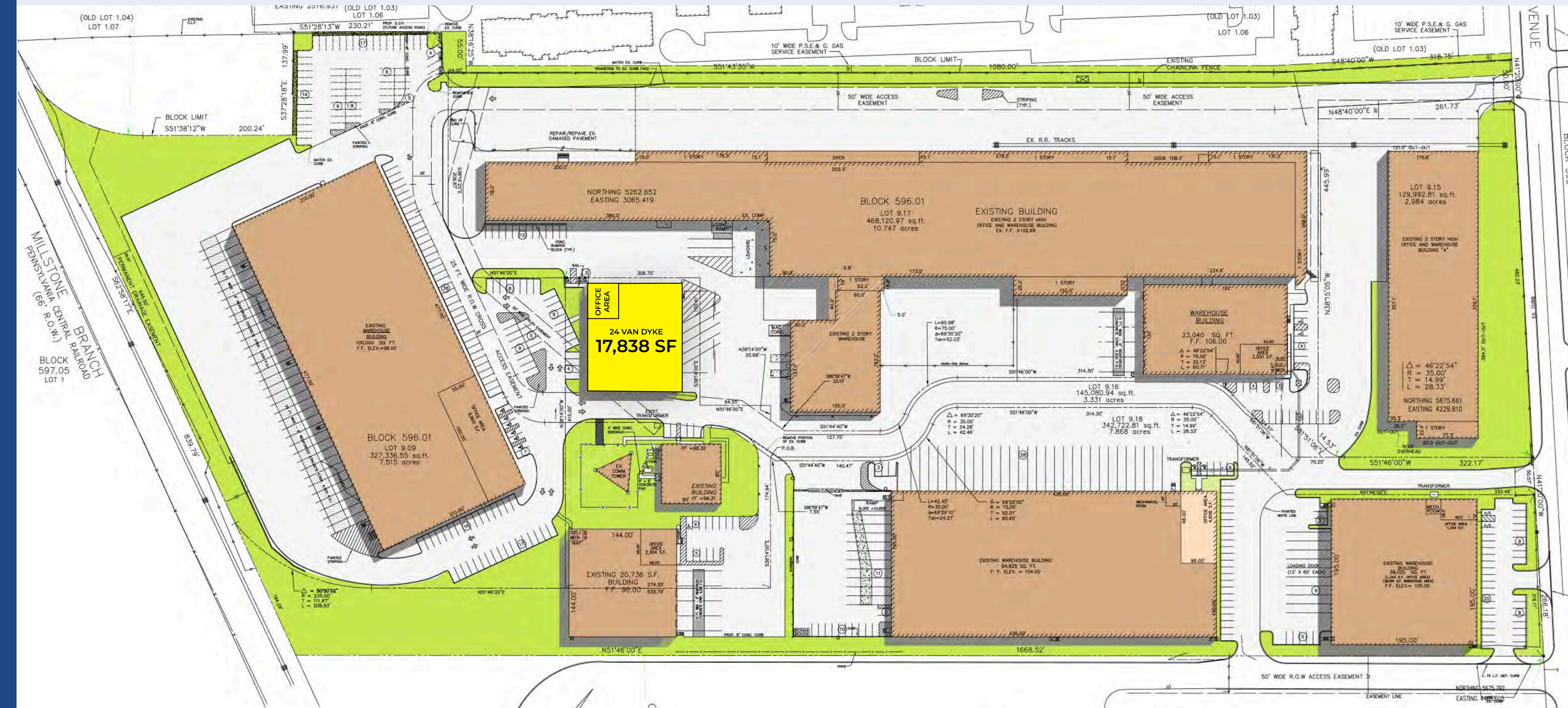
NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095



# SITE PLAN



## EXCLUSIVE AGENTS:

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834





**24 VAN DYKE AVENUE**  
NEW BRUNSWICK, NJ

**17,838 SF**  
**FOR LEASE**

# TRAVEL & TENANTS MAP



## TRAVEL ROUTES:

Close proximity to Exit 9 of the NJ Turnpike, Exits 4 & 2A/B of I-287, and Routes 1, 9 and 27. Walking distance to the Jersey Avenue NJ Transit Train Station.



## AREA TENANTS:

Near Rutgers University and major employers including J&J World Headquarters, Bristol-Myers Squibb, and Robert Wood Johnson University Hospital. In addition, currently under construction is the HELIX which is the largest investment in life sciences and medical education in the State with Nokia Bell Labs already committed for 350,000 square feet of R&D facilities.



## EXCLUSIVE AGENTS:

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095

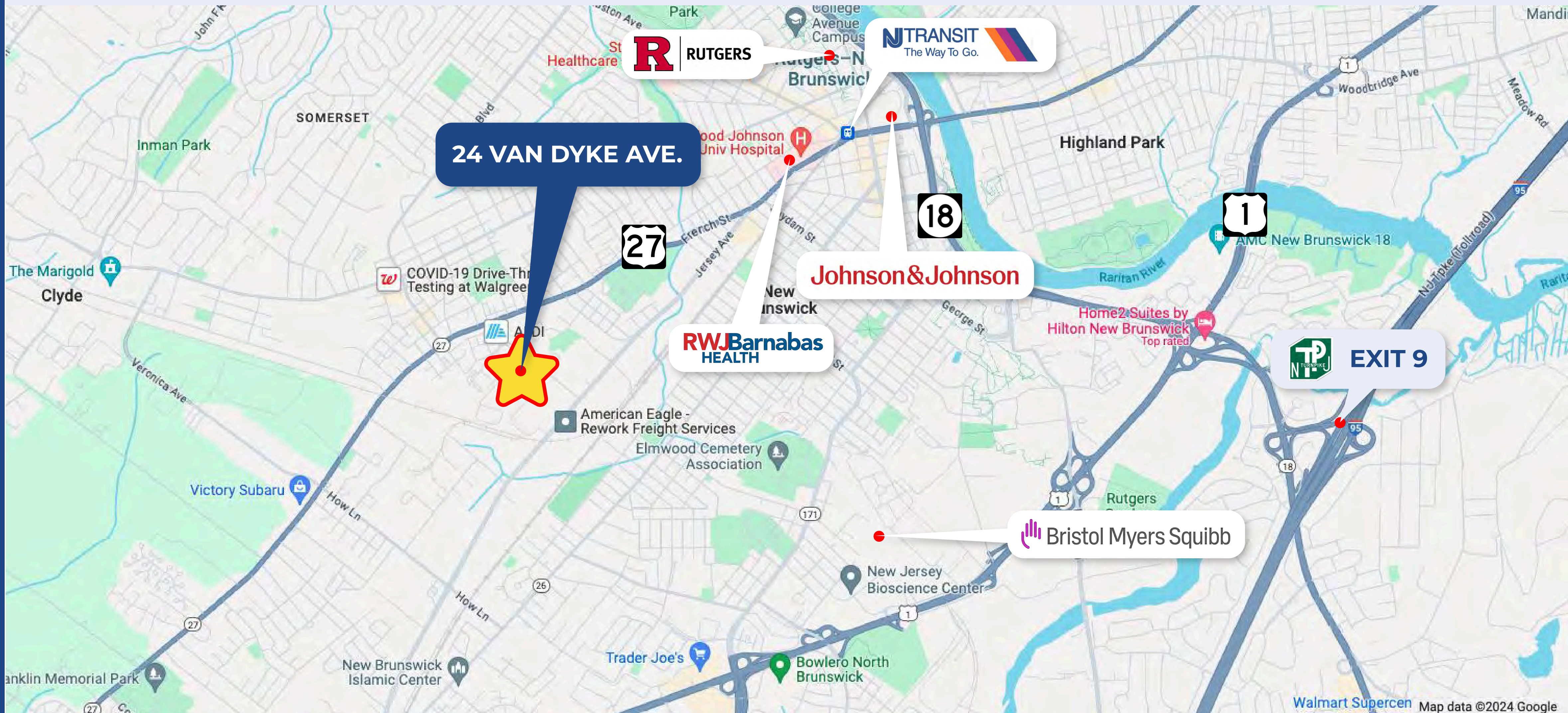




**24 VAN DYKE AVENUE**  
NEW BRUNSWICK, NJ

**17,838 SF**  
**FOR LEASE**

## LOCATION MAP



**EXCLUSIVE AGENTS:**

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095





**17,838 SF  
FOR LEASE**

**24 VAN DYKE AVE.**

**EXIT 10**  
7 MILES | 19 MINUTES

**EXIT 9**  
7 MILES | 14 MINUTES

**EXIT 10**  
9 MILES | 22 MINUTES

Map data ©2024 Google



## LABOR MARKET

Middlesex County has the highest labor force per square mile in the State. New Brunswick has a prominent workforce with a large labor supply of unskilled and semi-skilled workers.

## NONAGRICULTURAL WORKFORCE

1,009,200

Size of New Brunswick's nonagricultural workforce.

## WAREHOUSE EMPLOYEES

15%

Increase in the workforce  
over the past five years.

**\$19.57**

Hourly wages on average.

## FORKLIFT DRIVERS

15%

Increase in the workforce  
over the past five years.

**\$22.10**

Hourly wages on average.



## EXCLUSIVE AGENTS:

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM  
609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM  
347.387.4834



**EXCLUSIVE BROKER • 100 WOODBRIDGE CENTER DRIVE, WOODBRIDGE, NJ 07095**



## CONTACT OUR EXCLUSIVE AGENTS:

**NICK CARACAPPA**

NCARACAPPA@WICKCOMPANIES.COM

609.578.0824

**NICK FIORILLO**

NFIORILLO@WICKCOMPANIES.COM

347.387.4834



LICENSED REAL ESTATE BROKER

100 WOODBRIDGE CENTER DRIVE  
WOODBIDGE, NJ 07095  
732.750.4444

FOR MORE INFORMATION VISIT:  
[WICKCOMPANIES.COM](http://WICKCOMPANIES.COM)