

FOR SALE

±74,500 SF Industrial Building on ±5 Acres

240 Circle Drive North
Piscataway, NJ



NAI DiLeo-Bram & Co.

Commercial Real Estate Services, Worldwide.

For further information please contact Exclusive Broker:

Kyle Gerace
Vice President

732 985 3000 ext. 229
kgerace@naidb.com

Christopher Chiusolo
Vice President

732 985 3000 ext. 210
cchiusolo@naidb.com

David A. Simon, SIOR
Chief Operating Officer

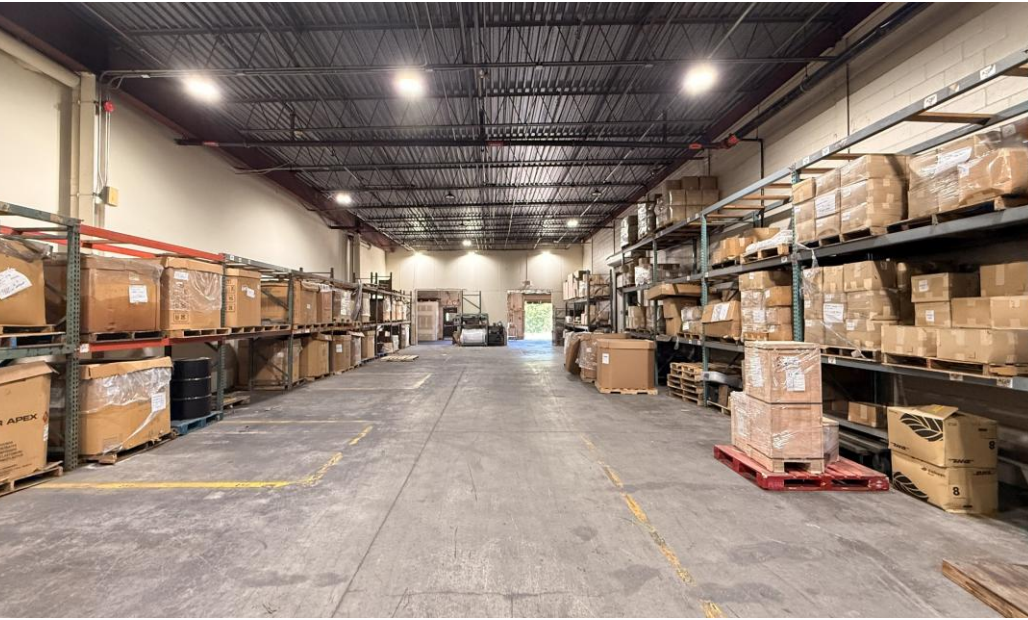
732 985 3000 ext. 220
dsimon@naidb.com

PROPERTY FEATURES

- $\pm 74,500$ SF Industrial Building on ± 5 AC
- $\pm 6,000$ SF Office Space
- ± 17.5 ft. ceiling height
- 6 loading docks
- 1 drive-in
- Gas heat
- Wet sprinkler
- 100 car parking
- $\pm 4,000$ AMPS
- Easily accessible by two interchanges of I-287 which directly connects with the New Jersey Turnpike, Garden State Parkway, Routes 1, 18, 22, I-78 and I-80
- **Call for Sale Price information**



Building Photos



Warehouse and Loading Area



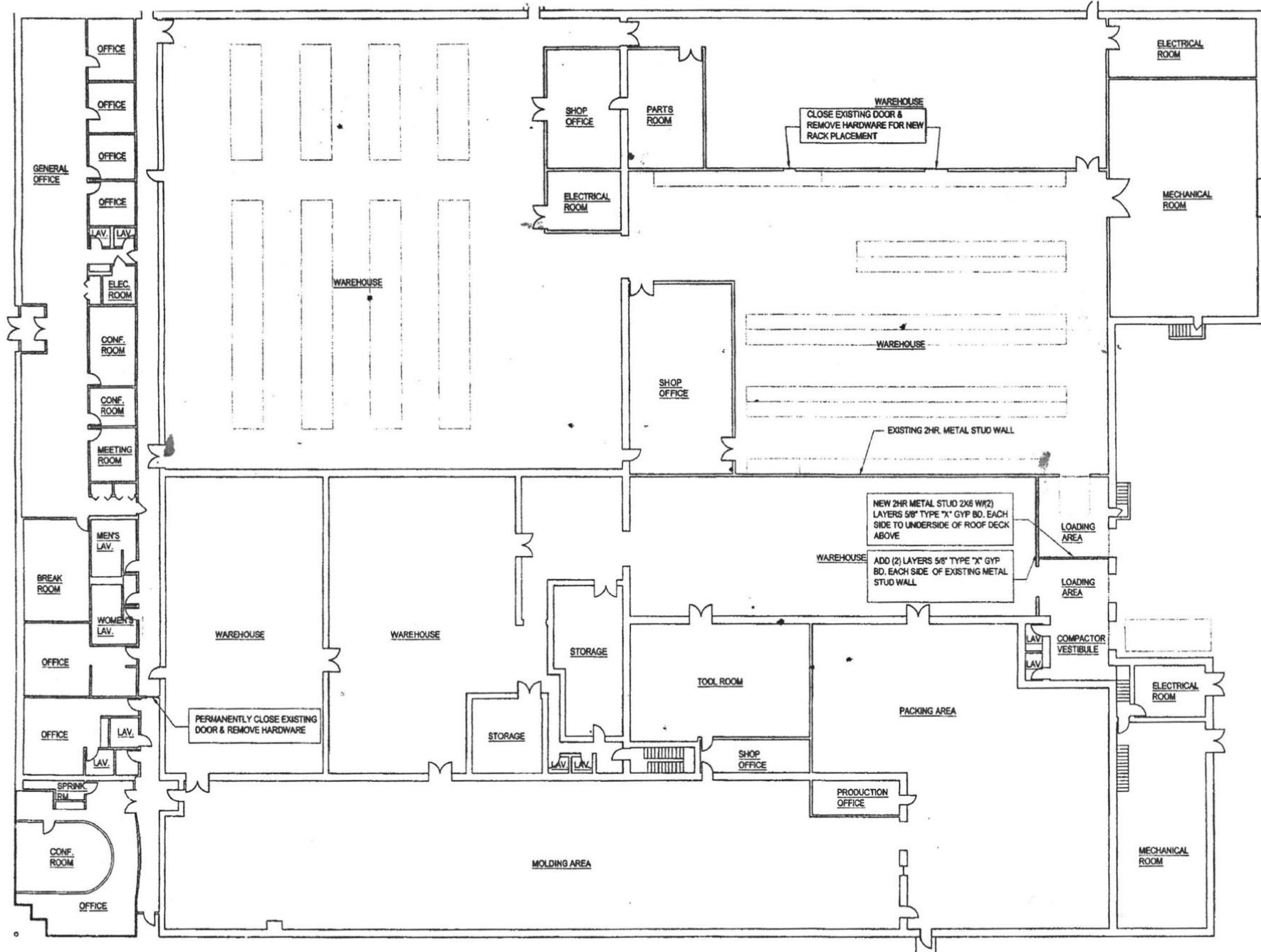
Building Photos



Office Space and Warehouse

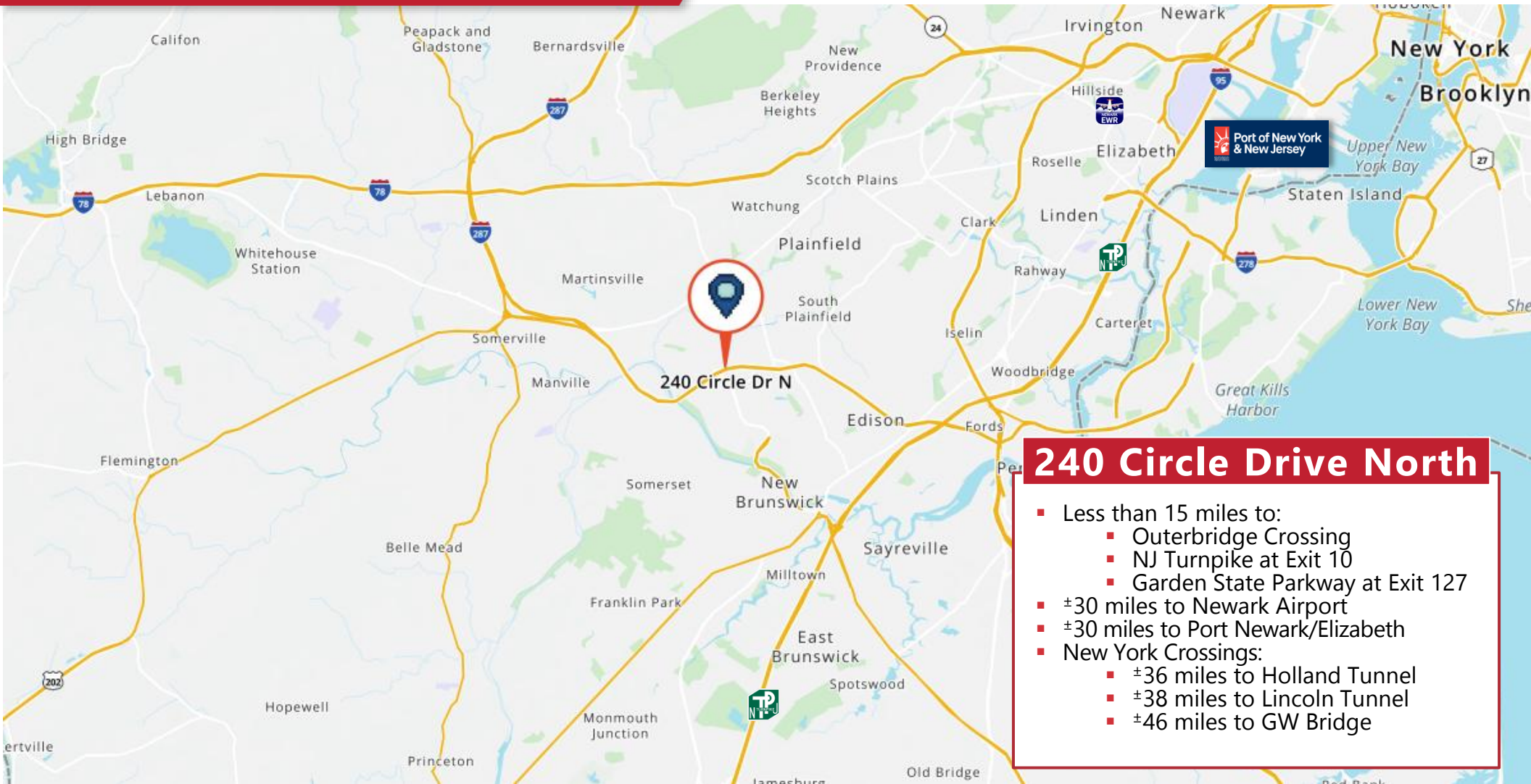


FLOOR PLAN



STRATEGICALLY LOCATED

NAIDiLeo-Bram&Co.
Commercial Real Estate Services, Worldwide.



90 Woodbridge Center Drive, Suite 160
Woodbridge, NJ 07095
732 985 3000 | naidb.com

For further information please contact Exclusive Broker:

Kyle Gerace
Vice President

732 985 3000 ext. 229
kgerace@naidb.com

Christopher Chiusolo
Vice President

732 985 3000 ext. 210
cchiusolo@naidb.com

David A. Simon, SIOR
Chief Operating Officer

732 985 3000 ext. 220
dsimon@naidb.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.
All information should be verified prior to purchase or lease.