



Industrial Real Estate Brokerage Services

203 EGEL AVENUE
MIDDLESEX, NJ
FOR LEASE

6,080 SF Turnkey
Food Production Facility

**USDA, NJ Dept of Agriculture,
FDA-Certified**

Available 90 Days

Exclusive Broker
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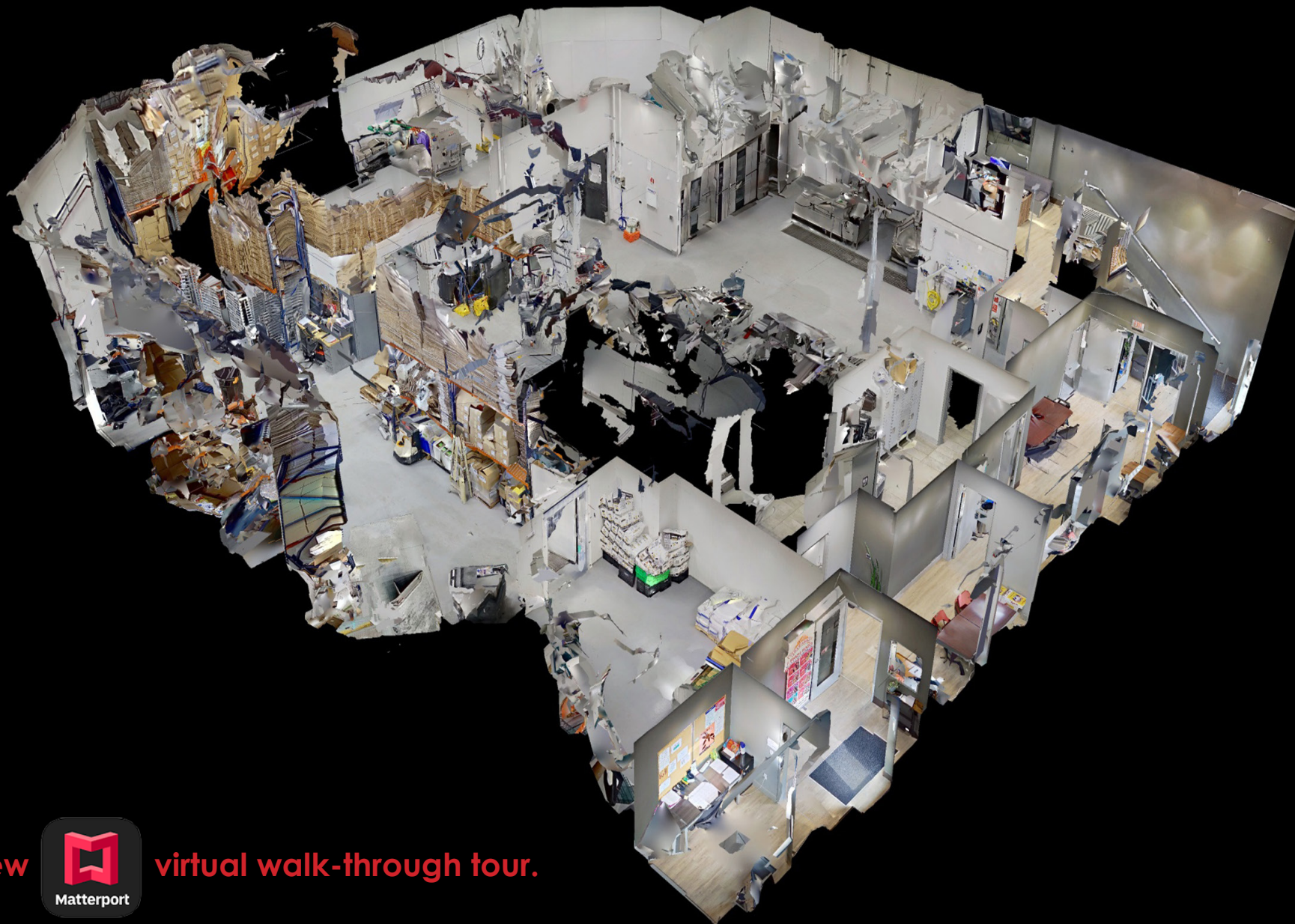
Pictured is food processing area.

203 Egel Avenue offers the rare opportunity to lease a turn-key 6,080 sq. ft. state-of-the-art commercial kitchen facility, certified by USDA, FDA, and the NJ Department of Agriculture.

Conveniently located just 5 minutes from I-287, this facility underwent an extensive retrofit in 2022, featuring a new roof, extensive floor drainage, upgraded power systems, including both electrical and gas, backup generators, and expanded freezer and refrigeration capacity. Equipped with top-quality, like-new equipment, it is fully prepared to support high-volume food production operations.

View  virtual walk-through tour.

3-D INTERIOR RENDERING



PROPERTY HIGHLIGHTS

Specifications

- **Building Size:** 6,080 SF
- **Total Available:** 6,080 SF
- **Office SF:** 1,000 SF
- **Plot Size:** 0.36 AC
- **Ceiling Height:** 16'
- **Loading:** 1 Tailboard & 1 Drive-in Door
- **Power:** Heavy
- **Zoning:** Industrial

Food & Refrigeration Space

- Ovens
- Production Equipment / Space
- Freezers & Refrigerators
- *Existing Halal Food Company*

Location

- In close proximity to I-287, Route, I-95 & I-78
- ±35 Minutes to Port Newark/Elizabeth, Newark Liberty Airport & NJ/NY Port Markets
- Near commuter rail



Pictured is cooler area.

View

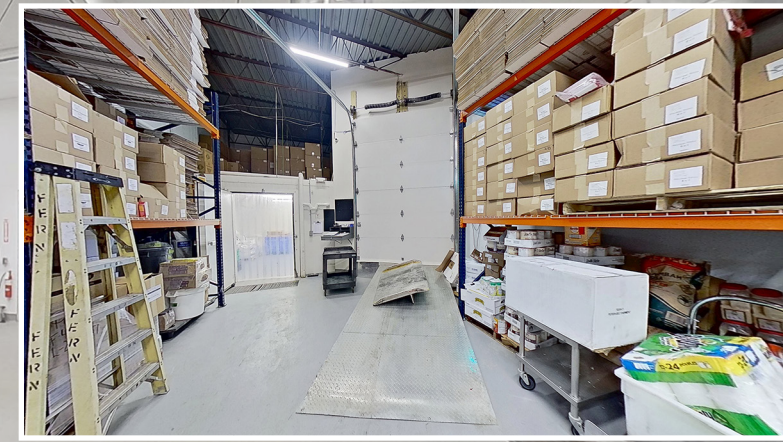


virtual walk-through tour.



FOOD PRODUCTION SPACE

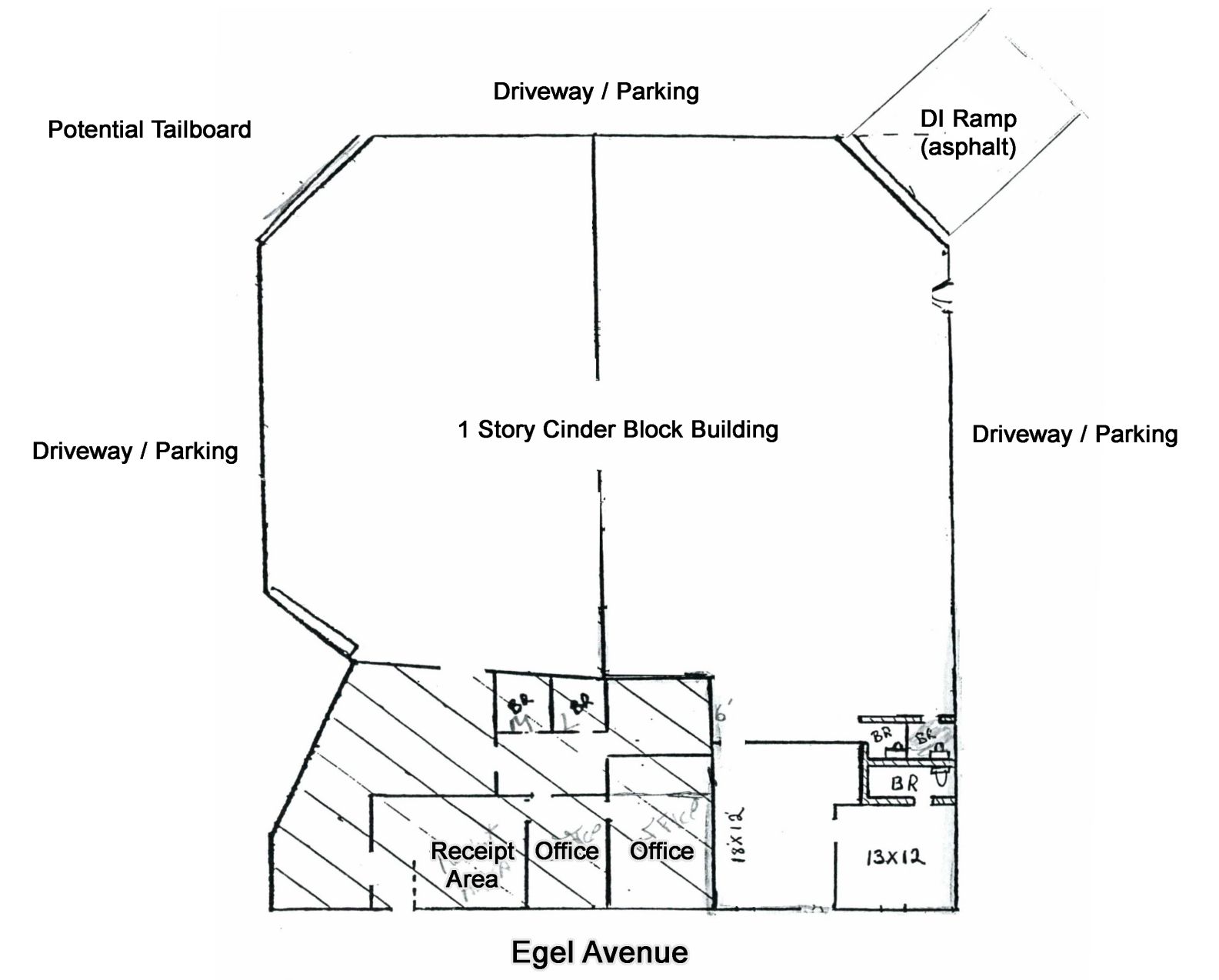
WAREHOUSE/FOOD PRODUCTION



PROPERTY AERIAL



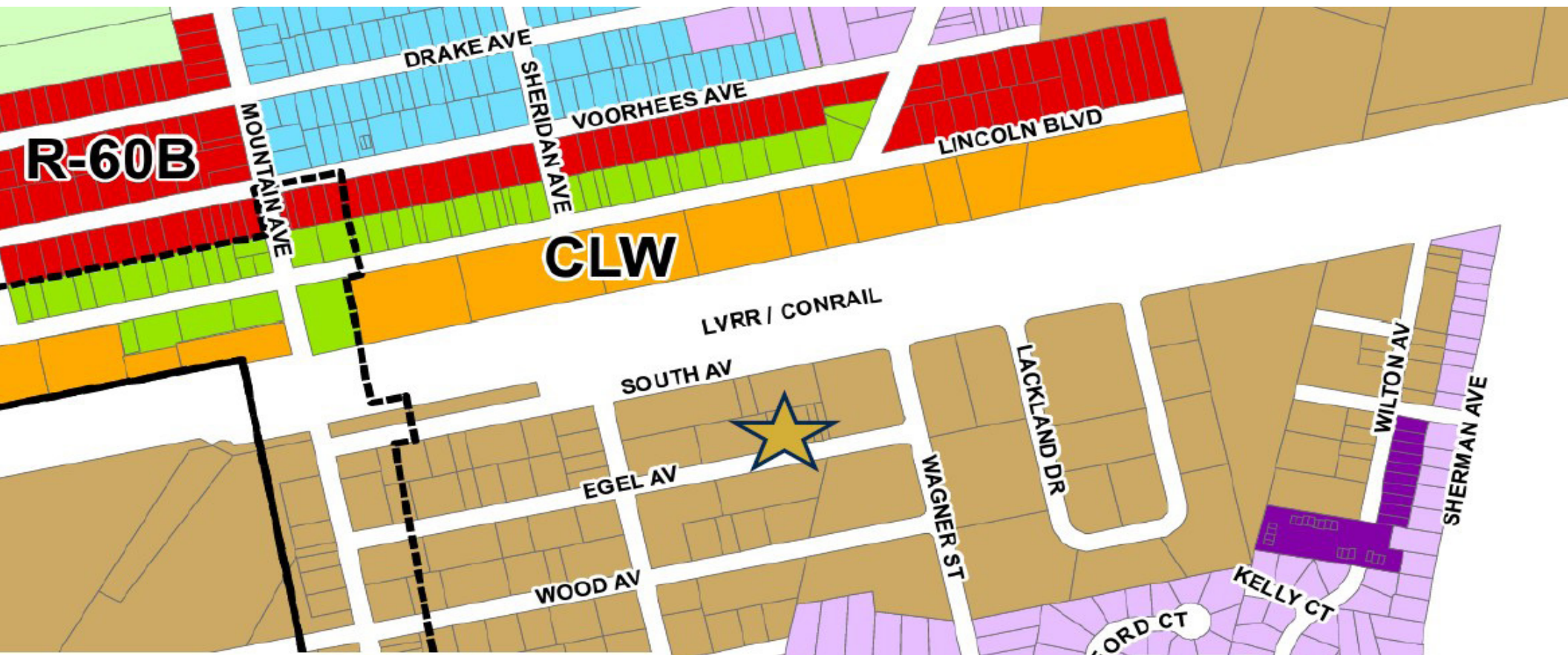
FLOOR PLAN



LOCATION MAP



INDUSTRIAL ZONING



- CLW COMMERCIAL / LIGHT MANUFACTURING / WHOLESALE
- IND INDUSTRIAL
- GB GENERAL BUSINESS
- R-60A SINGLE FAMILY RESIDENTIAL
- R-60B SINGLE & TWO FAMILY RESIDENTIAL
- RC-1 SINGLE FAMILY RESIDENTIAL CLUSTER
- RC-2 ATTACHED RESIDENTIAL CLUSTER



Middlesex County, New Jersey is a premier destination for food research, processing, and manufacturing.

MIDDLESEX
COUNTY • NJ

Food Innovation Businesses That Move Here, Thrive Here.

[Click here to view Middlesex County, NJ Food Innovation online site.](#)

We offer fertile ground for businesses looking to innovate and grow. Our unique ecosystem puts your business at the center of food innovation, with a food science workforce 3.5x the national average and deep industry connections.

If location is everything, then Middlesex County, N.J. provides a bit of everything for food-related companies looking to expand or put down roots. Comprised of 25 unique communities located about halfway between New York and Philadelphia, the county has become a hub for food, flavors and fragrances, and food tech business innovation.

In addition to its strategic position — accessible via nearly every major road, rail and air route on the East Coast — the county has a history of actively fostering business growth. The iconic healthcare company Johnson & Johnson was first established in the city of New Brunswick in 1886 as an early believer in the appeal of the region and maintains a robust global business there today.

The County is home to major hubs of research and development as well, providing businesses with talent and brainpower to expand their enterprise. Rutgers, The State University of New Jersey and the Plainsboro campus of Princeton University are located here, as are major health care institutions such as Robert Wood Johnson University Hospital, Saint Peter's University Hospital, The Rutgers Cancer Institute of New Jersey, and the PSE&G Children's Specialized Hospital.

INNOVATION
FOODS

- Middlesex County is home to more than 825,000 residents across 25 municipalities and is the second most populated county in New Jersey.
- Middlesex County has a deep pool of talent, with one of the most educated workforces in the U.S.
- It's a diverse place to live, with a mix of urban, rural and suburban communities.
- Residents and visitors can take advantage of a network of parks that span more than 6,300 acres and find many things to do, see and enjoy, from regular concert performances to fascinating historical sites.
- Middlesex County boasts award-winning educational institutions, spanning elementary, secondary and magnet schools and colleges and universities.



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