

LOCATED 1 MILE TO EXIT 8A

Fully Renovated 65,297 SF Warehouse For Lease

Divisible to 17,445 SF

19 Commerce Court West, South Brunswick, NJ

Recent Renovations:

- New Roof
- New LED Lighting
- New ESFR Sprinkler System
- Exterior Painting
- New Loading & Truck Court
- New Office



Michael Kimmel
+1 410 241 1815
michael.kimmel@kbcadvisors.com

Hunter Reid
+1 732 939 4511
hunter.reid@kbcadvisors.com

Jason Goldman
+1 201 280 5360
jason.goldman@kbcadvisors.com

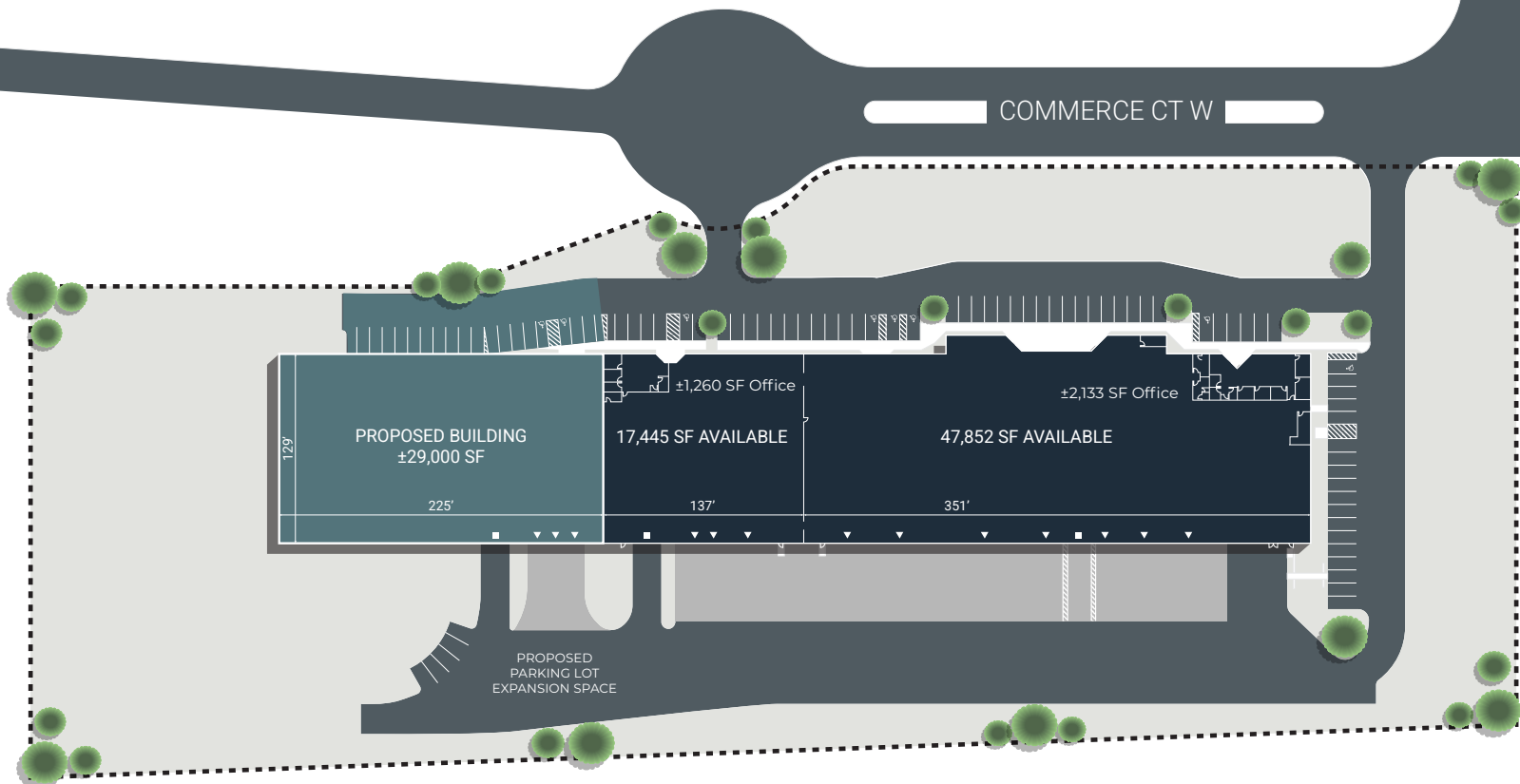
KBC Advisors
90 Woodbridge Center Drive, Suite 110
Woodbridge, NJ 07095



KBCADVISORS

Site Plan

- ▲ DOCK DOOR
- DRIVE-IN DOOR



UNIT 1
47,852 SF
 Available

±2,133 SF
 Office

UNIT 2
17,445 SF
 Available

±1,260 SF
 Office

65,297 SF Total Available	29,000 SF Expansion	8.627 Acres	22' Clear Height
10 Dock Doors (Expandable)	2 Drive-Ins	54 Auto Parking	I-3 Zoning
40' X 40' Column Spacing	2,000 Amps	NEW LED Lighting	NEW Roof

Local Access

NJ TURNPIKE ACCESS

← ACCESS FROM THE NJ TURNPIKE

→ ACCESS TO THE NJ TURNPIKE



NEWARK LIBERTY AIRPORT
35 MILES



PORT NEWARK/ ELIZABETH
35 MILES

EXIT 8A

FORSGATE DRIVE

32

19 COMMERCE COURT

95



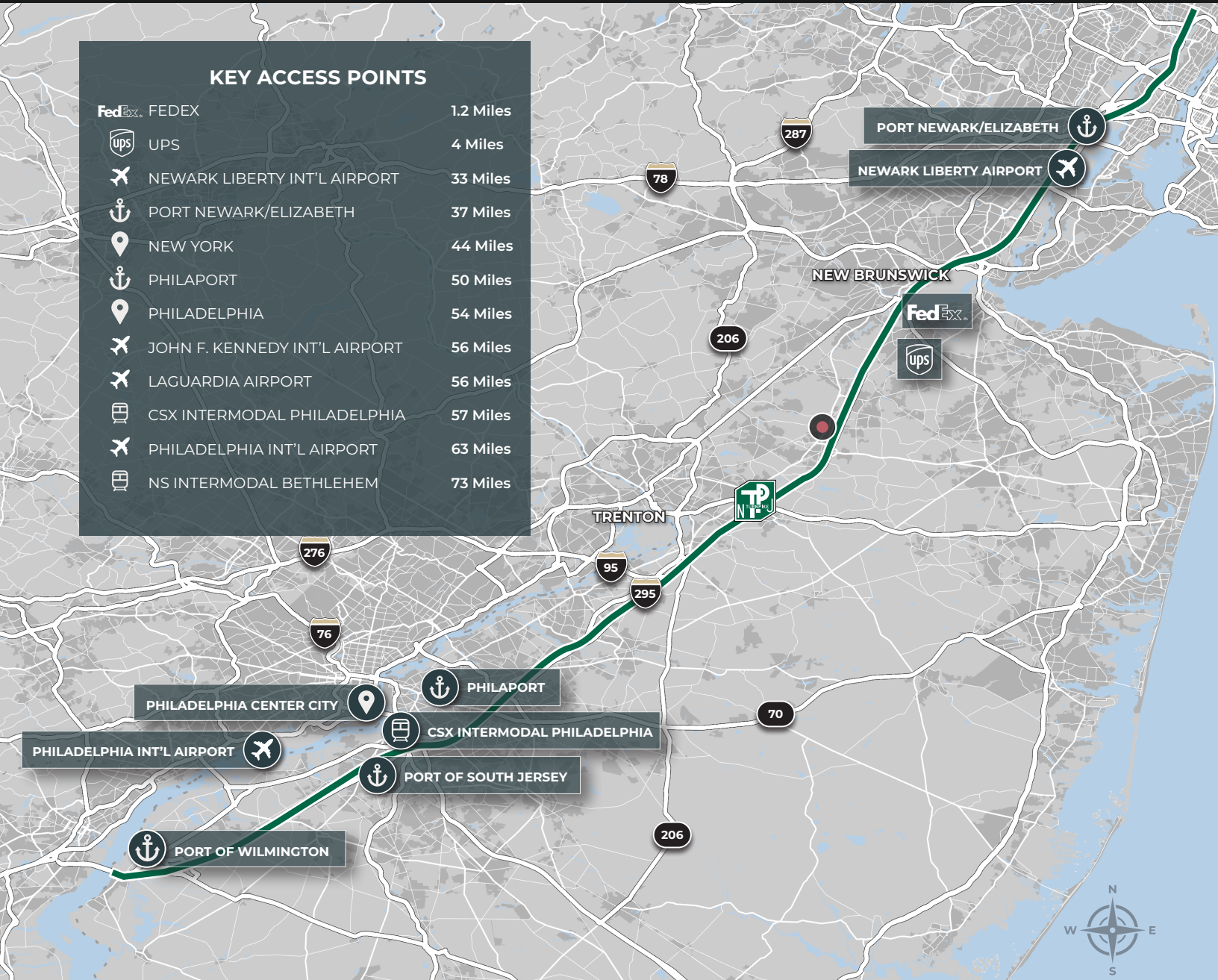
S RIVER RD



Premier Regional Connectivity



KEY ACCESS POINTS	
FedEx FEDEX	1.2 Miles
UPS	4 Miles
NEWARK LIBERTY INT'L AIRPORT	33 Miles
PORT NEWARK/ELIZABETH	37 Miles
NEW YORK	44 Miles
PHILAPORT	50 Miles
PHILADELPHIA	54 Miles
JOHN F. KENNEDY INT'L AIRPORT	56 Miles
LAGUARDIA AIRPORT	56 Miles
CSX INTERMODAL PHILADELPHIA	57 Miles
PHILADELPHIA INT'L AIRPORT	63 Miles
NS INTERMODAL BETHLEHEM	73 Miles



Michael Kimmel
 +1 410 241 1815
 michael.kimmel@kbcadvisors.com

Jason Goldman
 +1 201 280 5360
 jason.goldman@kbcadvisors.com

Hunter Reid
 +1 732 939 4511
 hunter.reid@kbcadvisors.com

KBC Advisors
 90 Woodbridge Center Drive, Suite 110
 Woodbridge, NJ 07095



© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

