

OFFICE WITH WAREHOUSE BUILDING FOR LEASE - +/- 15,491 SF
409 JOYCE KILMER AVE, NEW BRUNSWICK, NJ 08901

presented by

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SHELDON GROSS REALTY, INC.

Exclusive Broker

80 MAIN STREET, WEST ORANGE, NJ 07052 | SHELDONGROSSREALTY.COM

409 JOYCE KILMER AVE.
NEW BRUNSWICK, NJ 08901

+/- 15,491 SF

OFFICE WITH WAREHOUSE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	6,668 - 15,491 SF
Lease Rate:	Call For Details
Lot Size:	6.0 Acres
Building Size:	112,171 SF
Renovated:	2014
Zoning:	I-1



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for more information:

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OFFICE WITH WAREHOUSE BUILDING FOR LEASE

LOCATION OVERVIEW

Excellent location within an Urban Enterprise Zone (UEZ). The UEZ allows for qualified businesses to obtain benefits such as: 1) 50% sales tax reduction on some retail sales. 2) 100% sales tax reduction on purchases made by the qualified business. And 3) Workforce training assistance. Minutes from downtown New Brunswick, Robert Wood Johnson University Hospital, Rutgers University and the New Jersey Innovation and Technology Hub now under construction. With easy access to down town New Brunswick, NJ Transit Train Service, Bus Service, NJ Turnpike, Route 1, Route 130, Route 27 and Route 18.

LEASE DESCRIPTION

409 Joyce Kilmer provides "Flexible" leasing opportunities for the company requiring quality office and warehouse demands. Currently available is +/-8,823 SF office with +/-6,668 SF warehouse.

The office suite is available to be built specifically for your use. This buildings unique design provides 10 oversized windows allowing for abundant natural light. Additionally, This space offers a natural brick wall with high exposed ceilings creating a truly unique work space.

The Warehouse is heated and air-conditioned. It has recently been repainted, epoxied floor, upgraded lighting and new loading dock door with Tailgate and Drive in Access.



6,668 SF Warehouse



Upgraded Amenities



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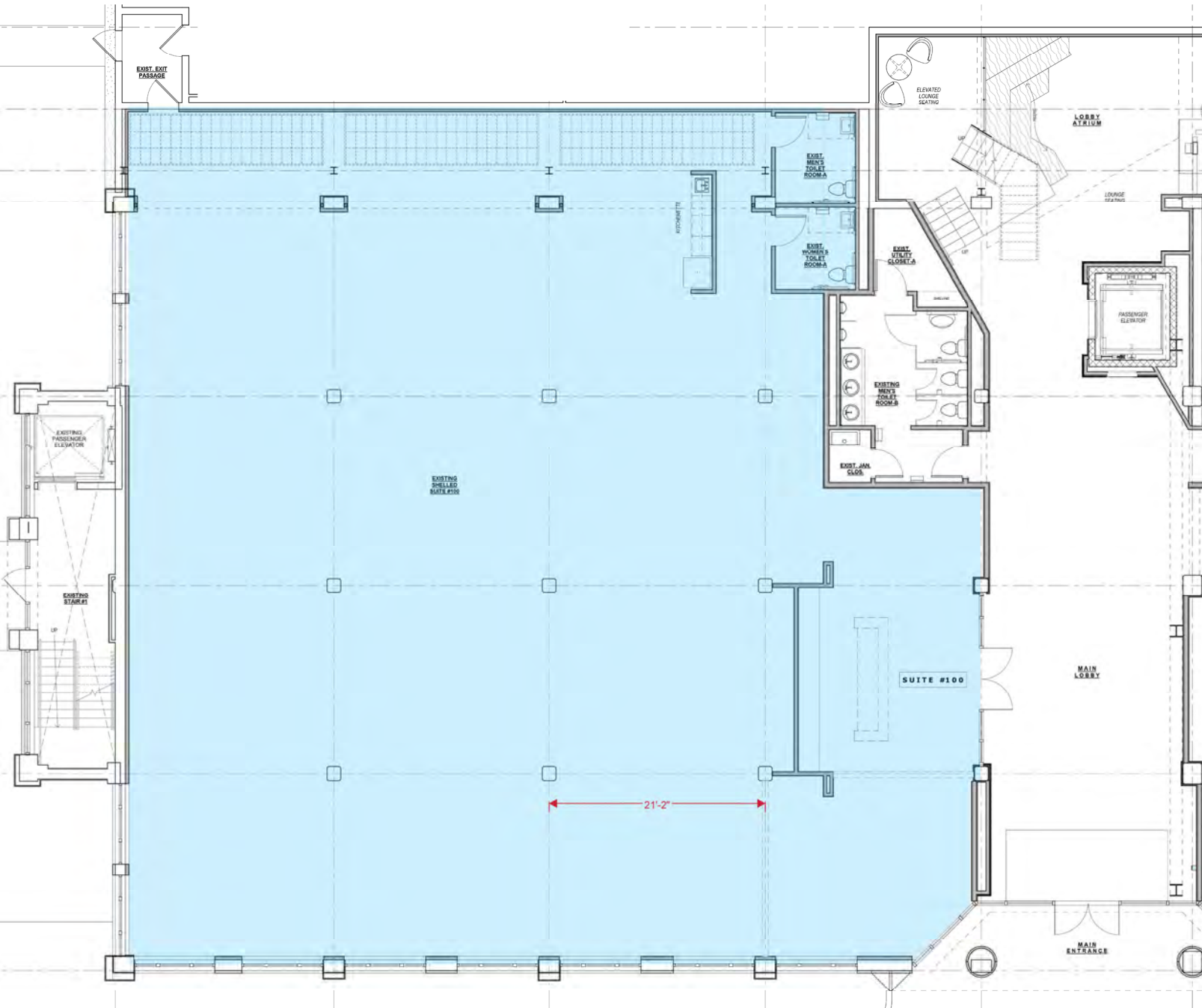
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+/- 8,823 SF OFFICE FLOOR PLAN - SUITE 100



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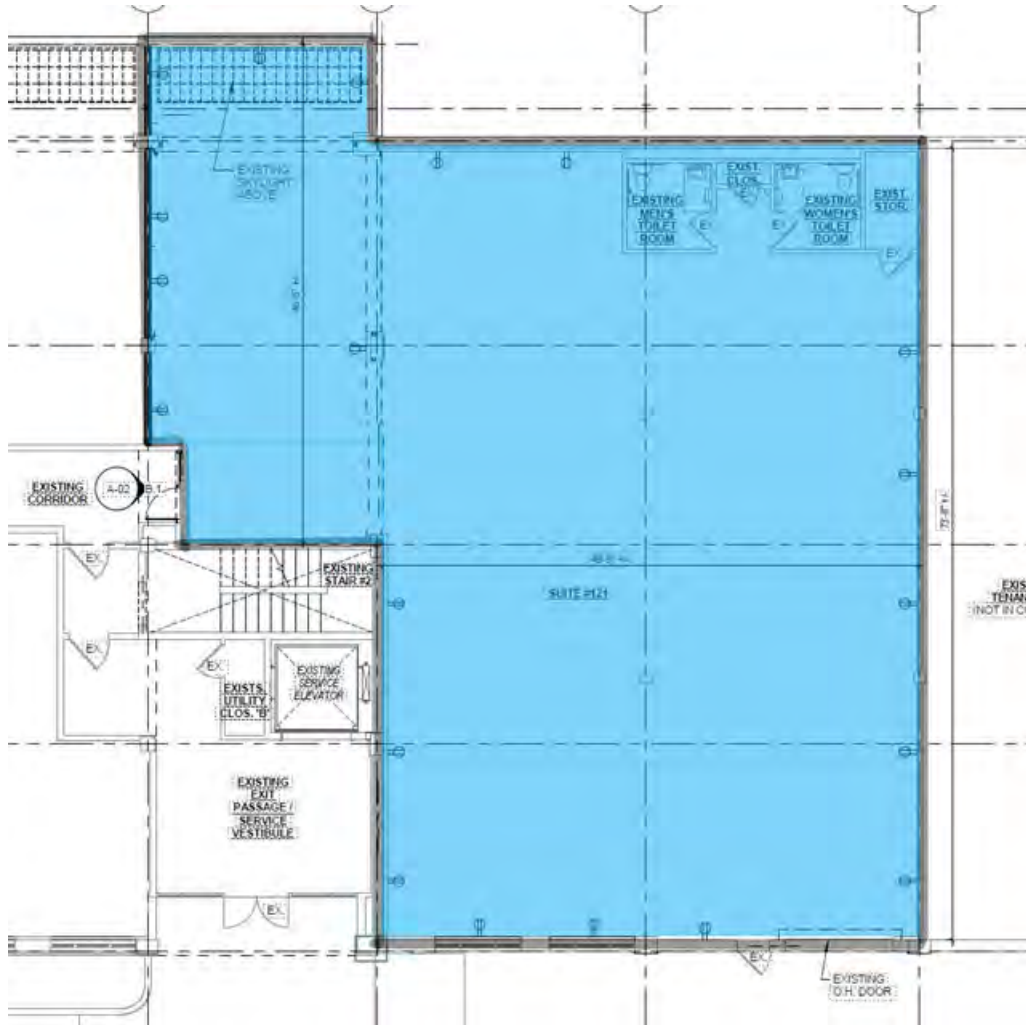
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+/- 6,668 SF WAREHOUSE FLOOR PLAN-SUITE 121



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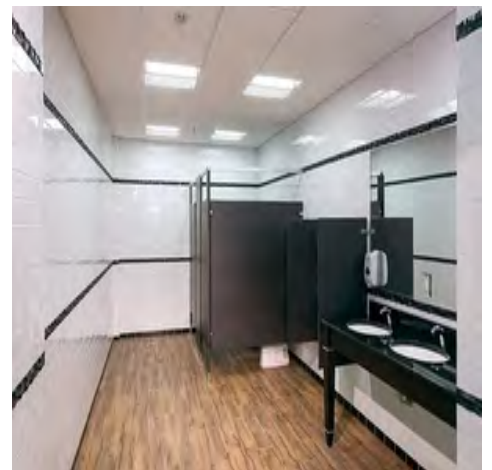
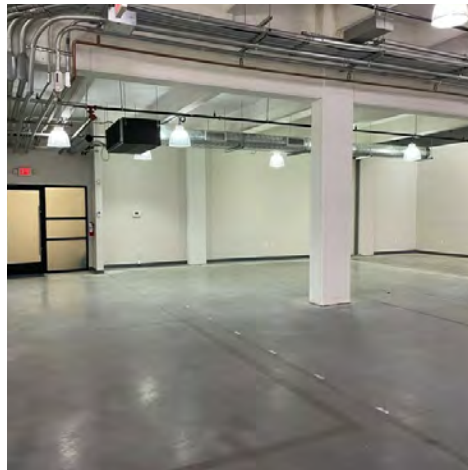
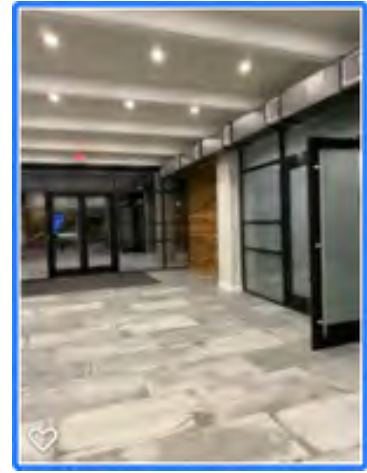
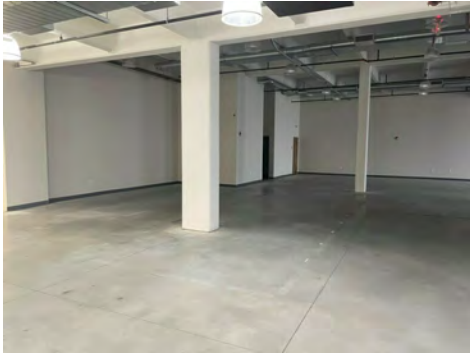
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ADDITIONAL PHOTOS



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LOCATION MAP



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