

WAREHOUSE SPACE FOR SUBLEASE 345,287 AVAILABLE SF

301-321 HERROD BOULEVARD
SOUTH BRUNSWICK, NJ 08810



BELOW MARKET RENT!

PROPERTY OVERVIEW

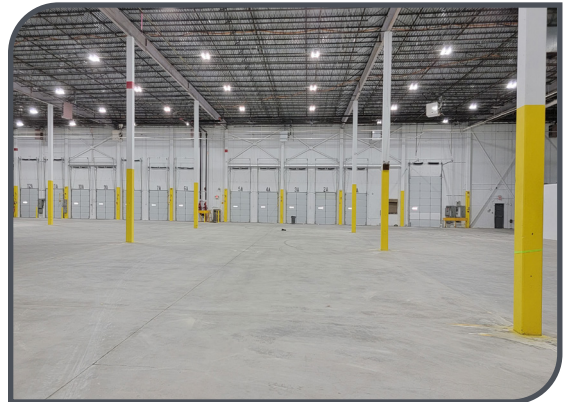
610,949 SF Total Building Size

Building can be divided as follows:

Space 1: 345,287 SF ±5,000 SF Office Space 38 Docks & 1 Drive-In 41 Parking Spots AVAILABLE May 1, 2026	Space 2: 144,125 SF ±12,000 SF Office Space 19 Docks & 1 Drive-In 58 Parking Spots LEASED	Space 3: 121,537 SF ±1,000 SF Office Space 16 Docks 11+ Parking Spots LEASED
--	--	---

CEILING HEIGHT:	27' Clear
LIGHTING:	New LED Lighting on Motion Sensors
SPRINKLER:	ESFR
HEATING:	Gas
TRAILER PARKING:	Up to 90 Stalls
SUBLEASE TERM:	Through April 30, 2028 Month to month considered

COMMENTS: Warehouse "white boxed" with new LED lighting, dock doors & sealed warehouse floor. Offices completely renovated.



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

- | | | |
|--|--|--|
| Dave Saltzman
dave.saltzman@lee-associates.com
C 732.735.4500 | Will Ziegler
wziegler@lee-associates.com
C 908.210.6476 | Matt Esposito
mesposito@lee-associates.com
C 973.294.4920 |
|--|--|--|

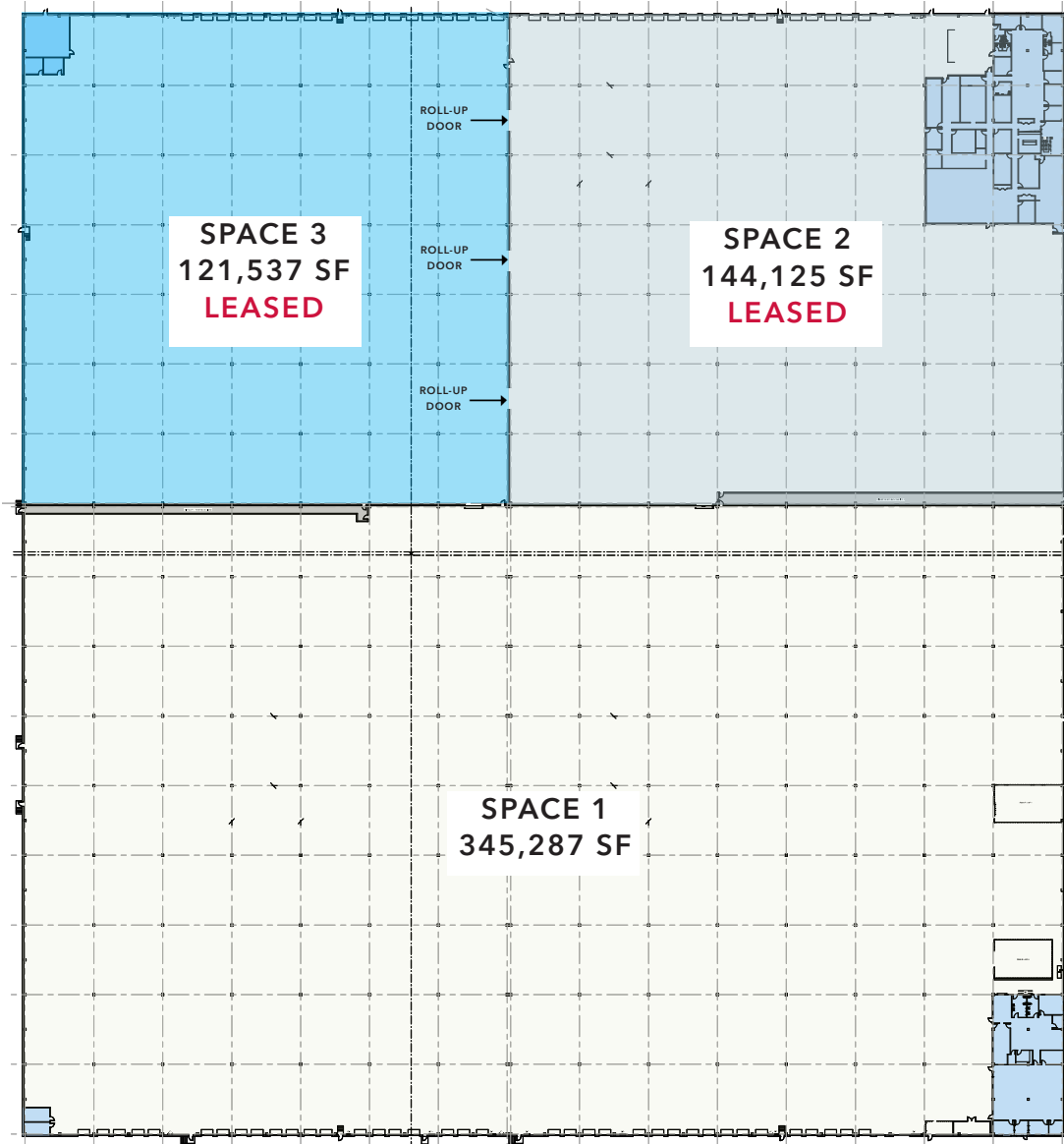
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

WAREHOUSE SPACE FOR SUBLEASE 345,287 AVAILABLE SF

301-321 HERROD BOULEVARD
SOUTH BRUNSWICK, NJ 08810

FLOOR PLAN

TOTAL BUILDING SIZE: 610,949 SF



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Dave Saltzman
dave.saltzman@lee-associates.com
C 732.735.4500

Will Ziegler
wziegler@lee-associates.com
C 908.210.6476

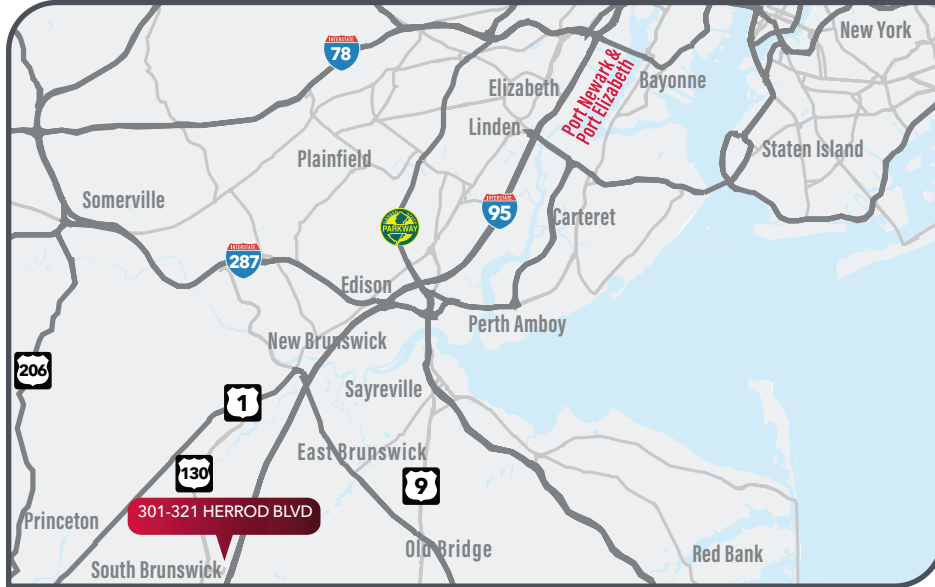
Matt Esposito
mesposito@lee-associates.com
C 973.294.4920

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

WAREHOUSE SPACE FOR SUBLEASE 345,287 AVAILABLE SF

301-321 HERROD BOULEVARD
SOUTH BRUNSWICK, NJ 08810

REGIONAL MAP/AERIAL VIEW



LOCATION	MILES	LOCATION	MILES
Route 130	1.1	Port of Newark/Elizabeth	35
NJ Turnpike	1.8	New York City	46
Route 1	5.3	Philadelphia	54

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Dave Saltzman
dave.saltzman@lee-associates.com
C 732.735.4500

Will Ziegler
wziegler@lee-associates.com
C 908.210.6476

Matt Esposito
mesposito@lee-associates.com
C 973.294.4920

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.