

Immediate Availability

49,230 SF AVAILABLE FOR SALE OR LEASE

**219 WYCKOFF MILLS ROAD**

EAST WINDSOR, NJ



# 219 WYCKOFF MILLS ROAD

East Windsor, NJ



## PROPERTY HIGHLIGHTS

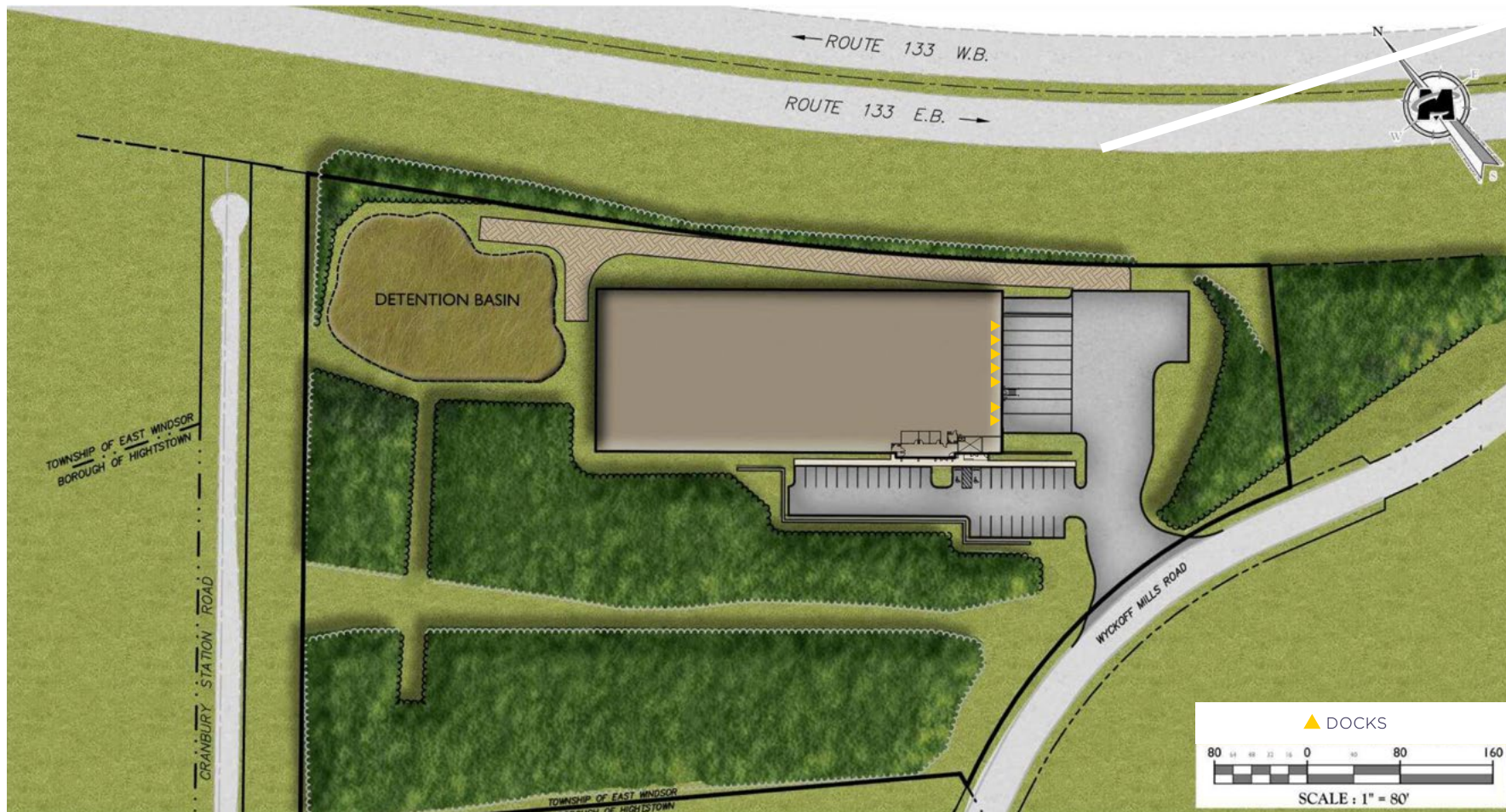
- Brand new construction
- 2 Miles to NJ Turnpike, Exit 8
- Freestanding building
- Amazon and Wayfair one mile away

PROPERTY FEATURES			
<b>Total Size:</b>	49,230 SF on 8.5 Acres	<b>Column Spacing:</b>	46'8" x 48'4" with a 60'0" Speedbay
<b>Warehouse Area:</b>	48,221 SF	<b>Power:</b>	800 Amps at 480/277 Volts
<b>Office Area:</b>	1,009 SF (Can build-to-suit according to tenant's needs)	<b>Sprinkler:</b>	ESFR
<b>Ceiling Height:</b>	36' Clear	<b>Taxes &amp; CAM:</b>	Est. Taxes \$2.90/SF and Est. CAM \$0.75/SF
<b>Loading Doors:</b>	7 Loading Docks 1 Drive-in Door	<b>Asking Rate:</b>	Call for Pricing

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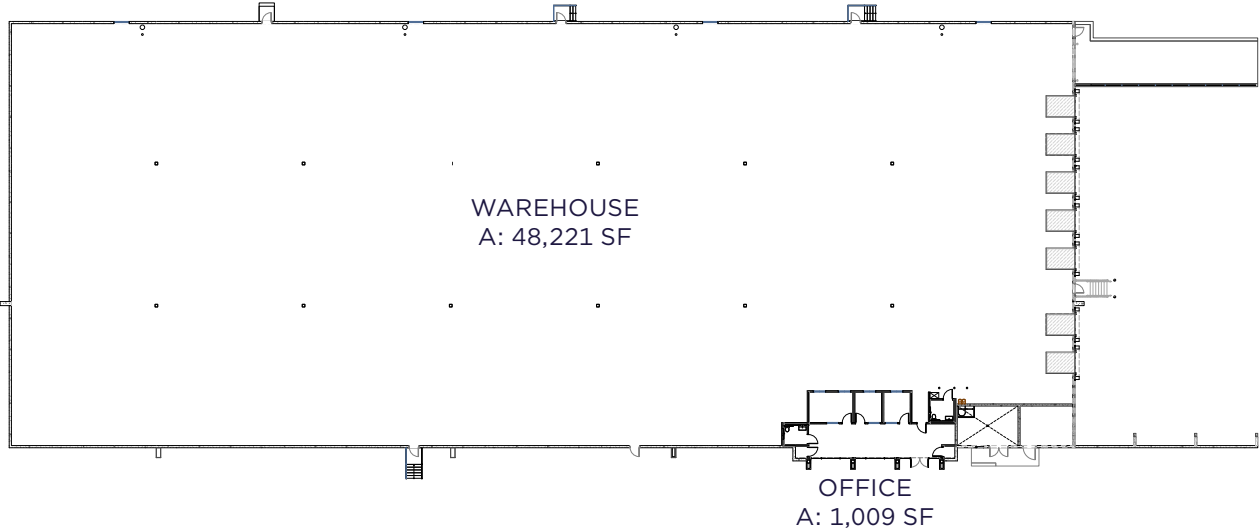
East Windsor, NJ

## SITE PLAN



219 WYCKOFF MILLS ROAD  
East Windsor, NJ

**FLOOR  
PLAN**







**FOR MORE INFORMATION, CONTACT:**

**Charles Fern**  
+1 732 243 3101  
chuck.fern@cushwake.com

**Jason Barton, SIOR**  
+1 732 243 3104  
jason.barton@cushwake.com

99 Wood Avenue South, 8th Floor | Iselin, NJ 08830 | +1 732 623 4700  
One Meadowlands Plaza, 7th Floor | East Rutherford, NJ 07073 | +1 201 935 4000  
**cushmanwakefield.com**