

FOR LEASE | 10 Culnen Drive | Branchburg, (Somerset County) NJ 08876

# 13,250 SF WAREHOUSE/OFFICE SPACE



## PROPERTY HIGHLIGHTS

- **Building Size:** 19,500 SF
- **Available:** 13,250 SF with 10,850 SF Warehouse & 2,400 SF of Offices [Office Expandable By 2,250 SF To 4,500 SF]
- **Utilities:** City Water/Sewer; Natural Gas
- **Electric:** 400 AMP/3 Phase
- **HVAC:** Split System Offices/Unit Heaters - Warehouse
- **Lighting:** T-8
- **Amenities:** Elegant outdoor lunch area with waterfall in park like setting
- **Ceiling Height:** 24' Clear
- **Loading:** 4 Overhead Doors (3) 12' x 12' (1) 14' x 12'
- **Parking Ratio:** 3 spaces per 1,000 SF
- **Real Estate Taxes:** \$2.17/PSF
- **CAM Charges:** \$1.21/PSF Inc. Insurance & Landscaping
- **Lease Rate:** \$13.75/PSF NNN
- **Location:** Directly located off of Meister Avenue and County Line Road in the Branchburg Corporate Park. Less than an hour to Newark Arpt. with easy access to Rt. 22, I-78 and I-287.



**SARA SOLIMAN**  
Sales & Leasing Associate  
908.360.8051  
ssoliman@kislakrealty.com

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# WAREHOUSE INTERIOR



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# LOBBY AREAS



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# BUILDING FACADE/AERIAL VIEW

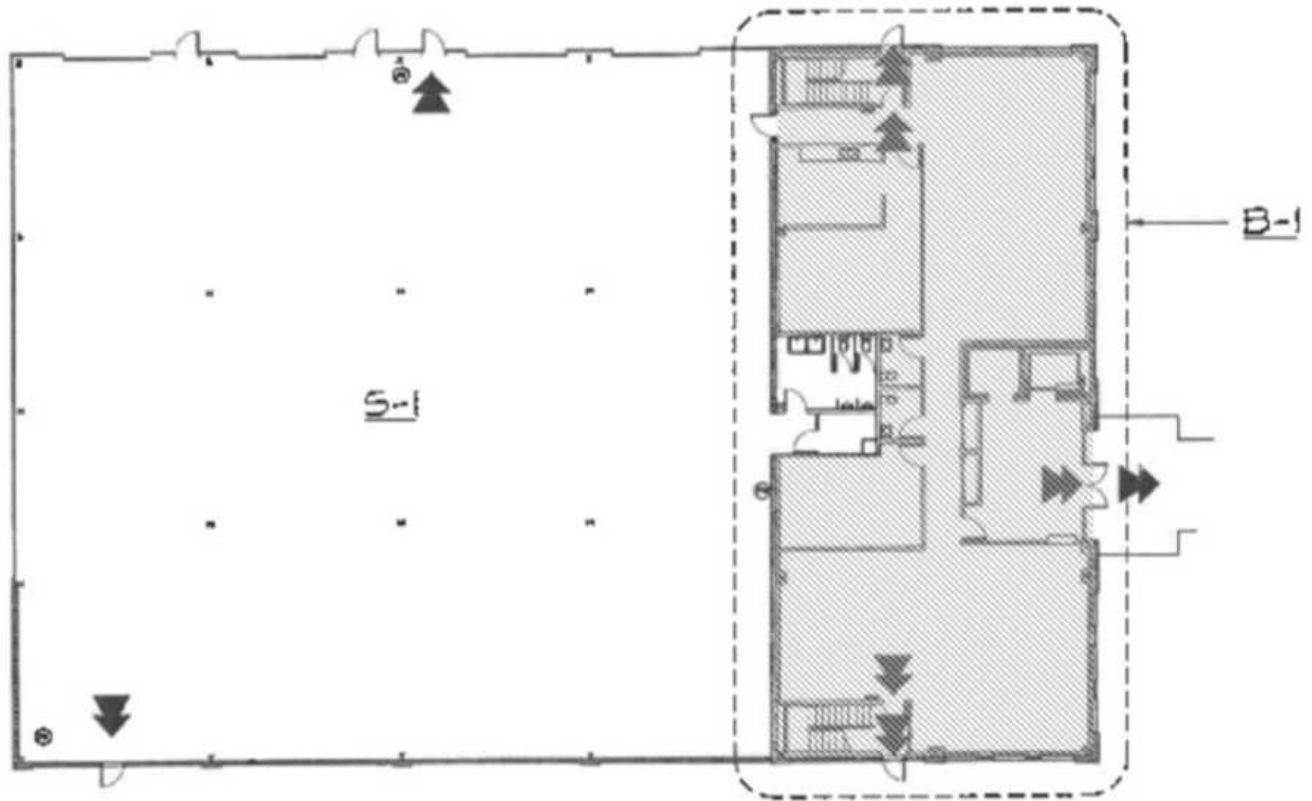


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# FIRST FLOOR WAREHOUSE PLAN



GROUND FLOOR PLAN  
SCALE: N.T.S.

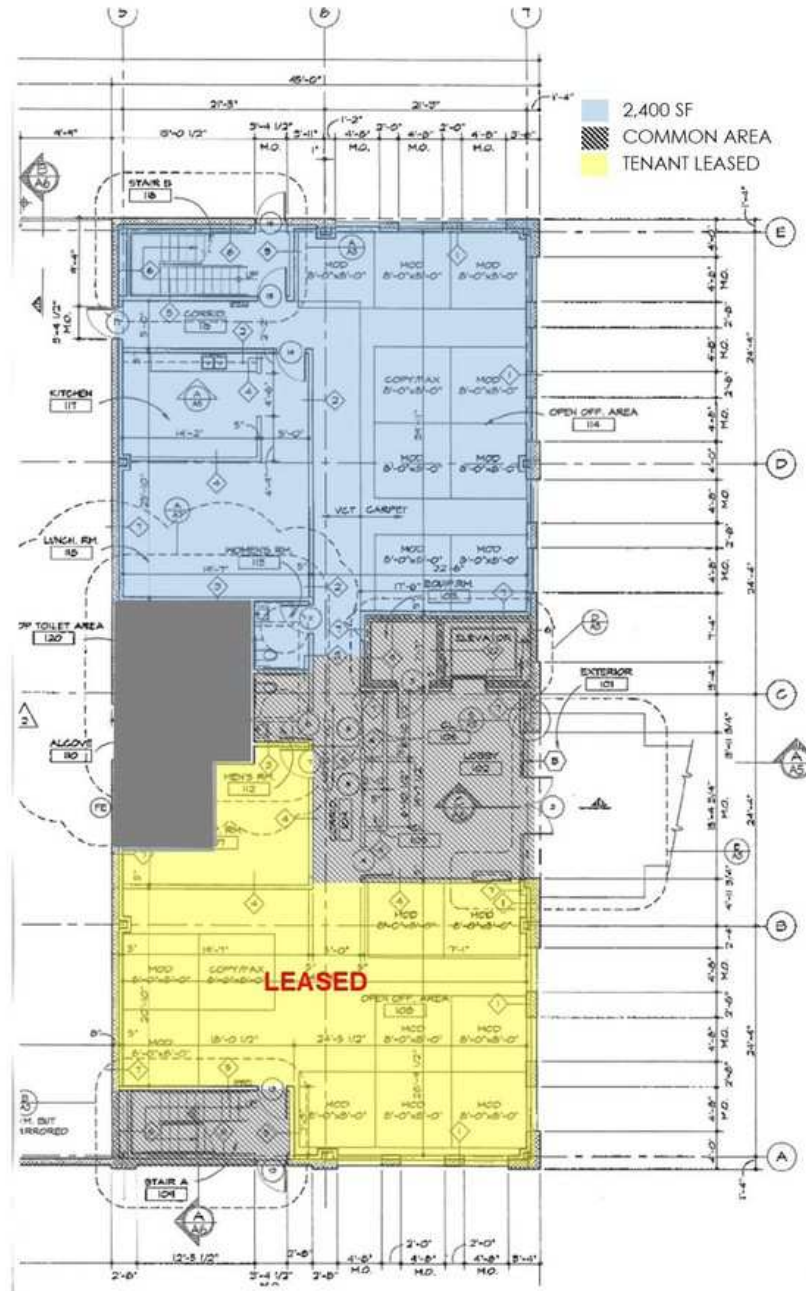


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# FIRST FLOOR OFFICE PLAN

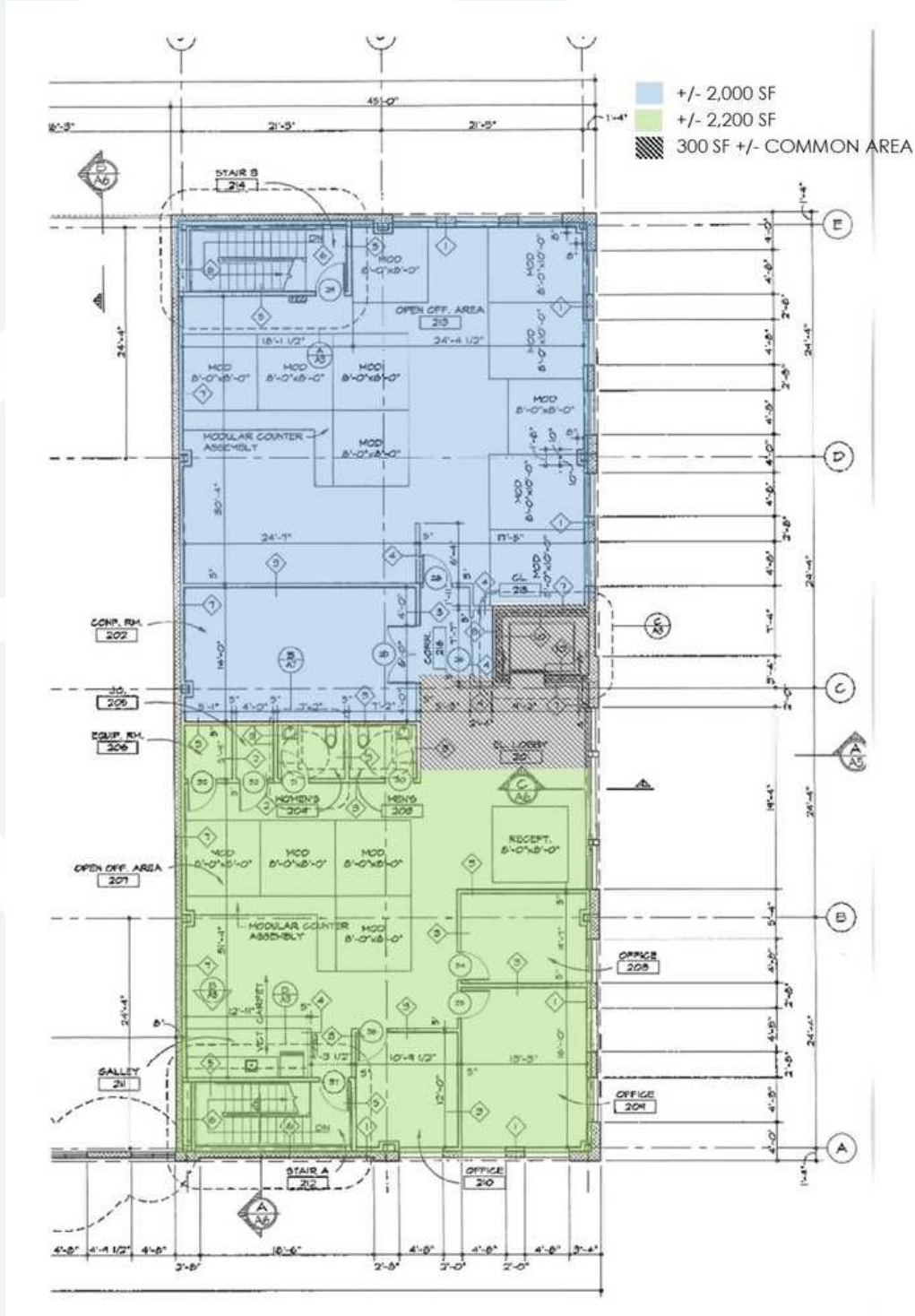


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# SECOND FLOOR OFFICE PLAN

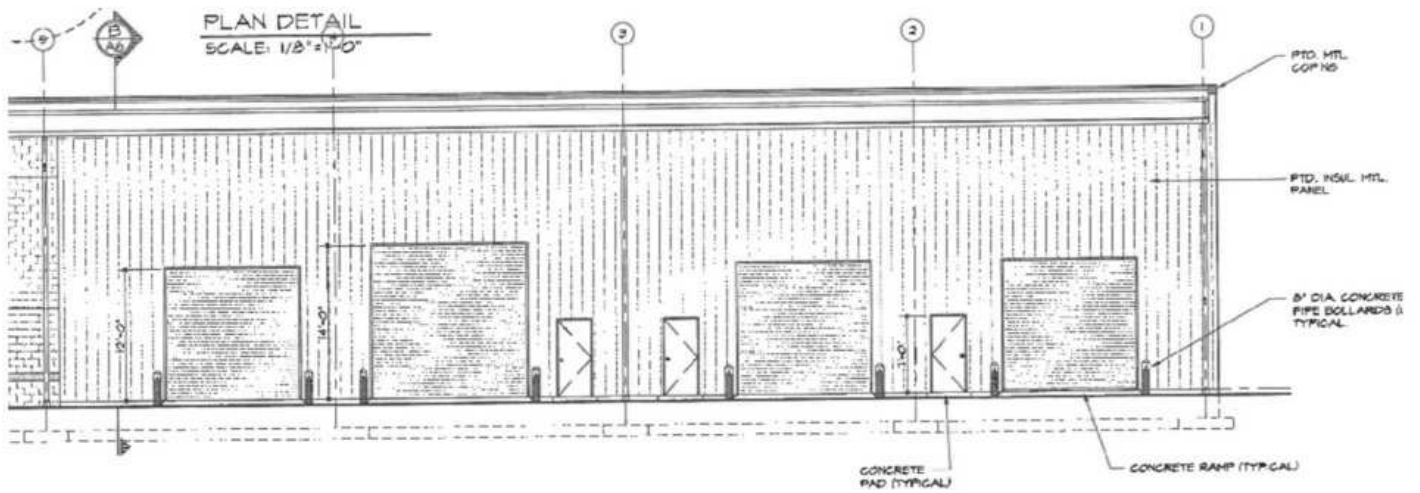


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# ELEVATION PLAN

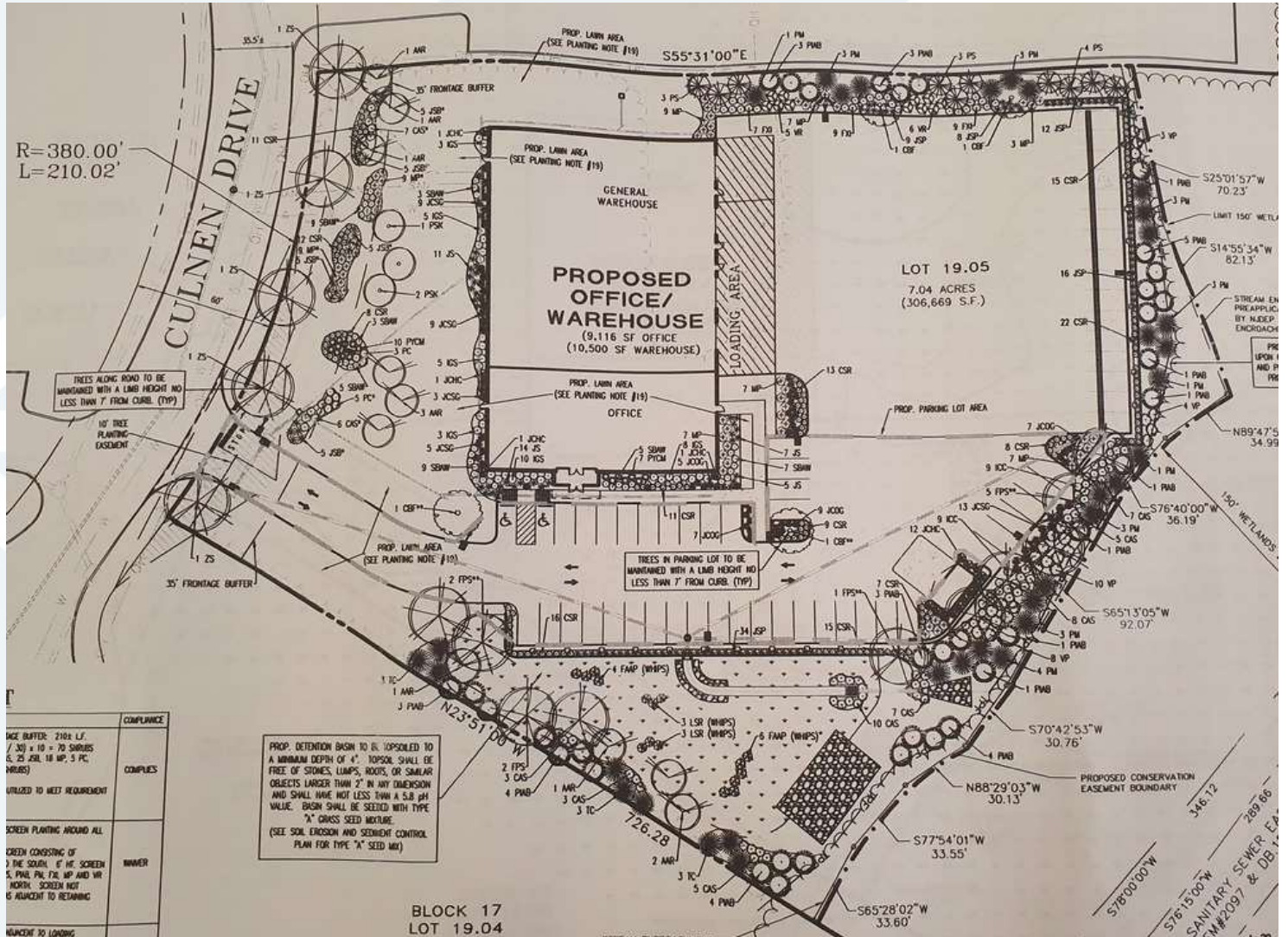


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# SITE PLAN

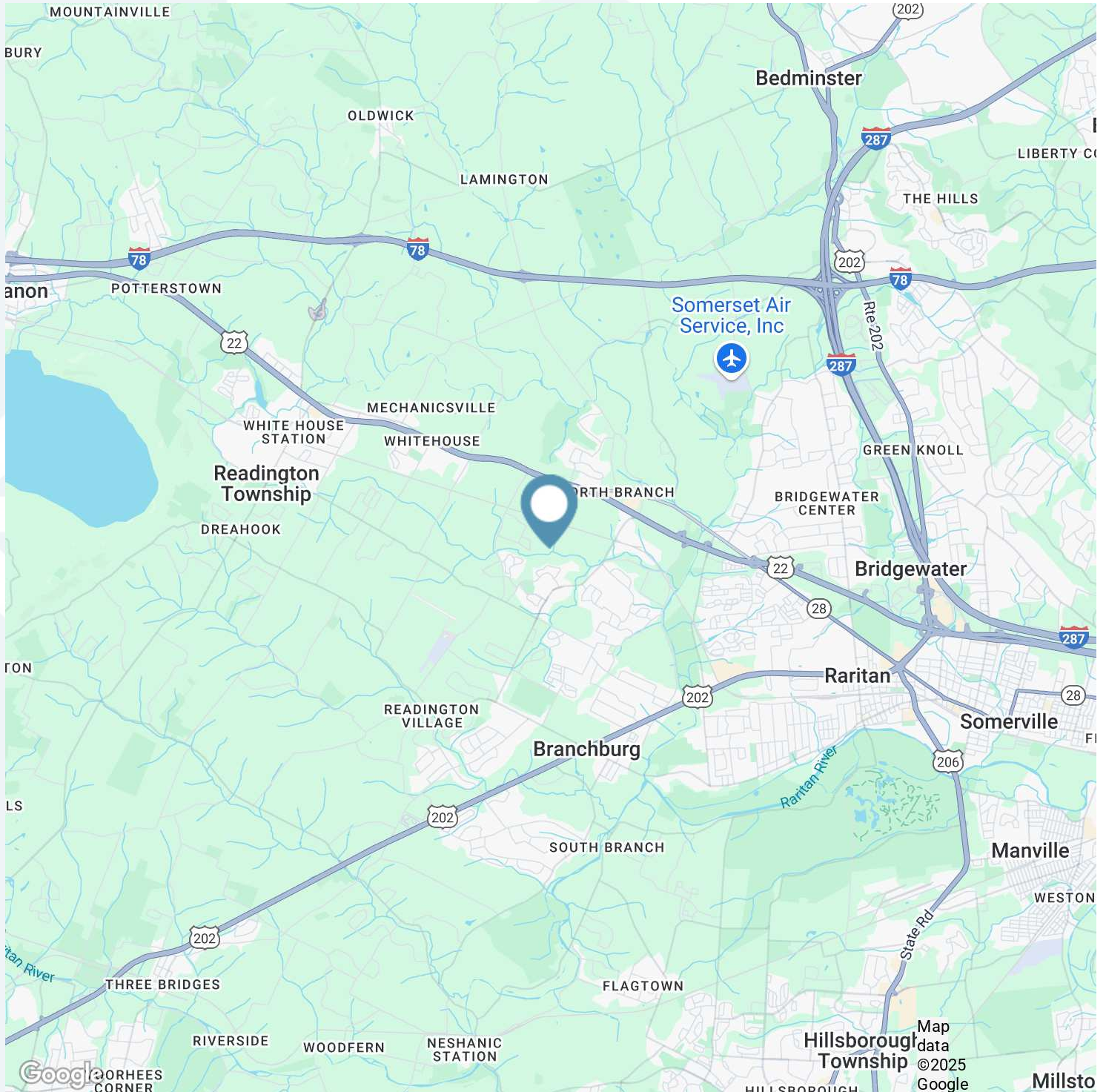


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# LOCATION MAPS



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