

For Sale

📍 1453 Jersey Avenue, North Brunswick, NJ

📏 +/-49,000 SF Industrial Space on 3.75 AC



Sale Leaseback

Get in Touch

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Portfolio Highlights

Property Features

 **+/-49,000 SF Total | 2 Buildings**

 **Drive-in Door & Tailboards**

 **Ample Ceiling Height**

 **50+ Parking Spaces**

 **3.75 AC Site**

Location Highlights

- **Zoned Industrial (I-1)**
- **Access to the NJTP, Routes 1-9 & I-287**
- **In Proximity to NJ Transit North Brunswick Train Station**
- **50 Minutes to NY/NJ Ports & Airports**



1



+/-30,000 SF Unit 1
40' Clear



4 Tailboards
1 Oversize Door

2



+/- 18,000 SF Unit 2



3 Drive-in Doors
2 Cranes



Fully Lit Parcel

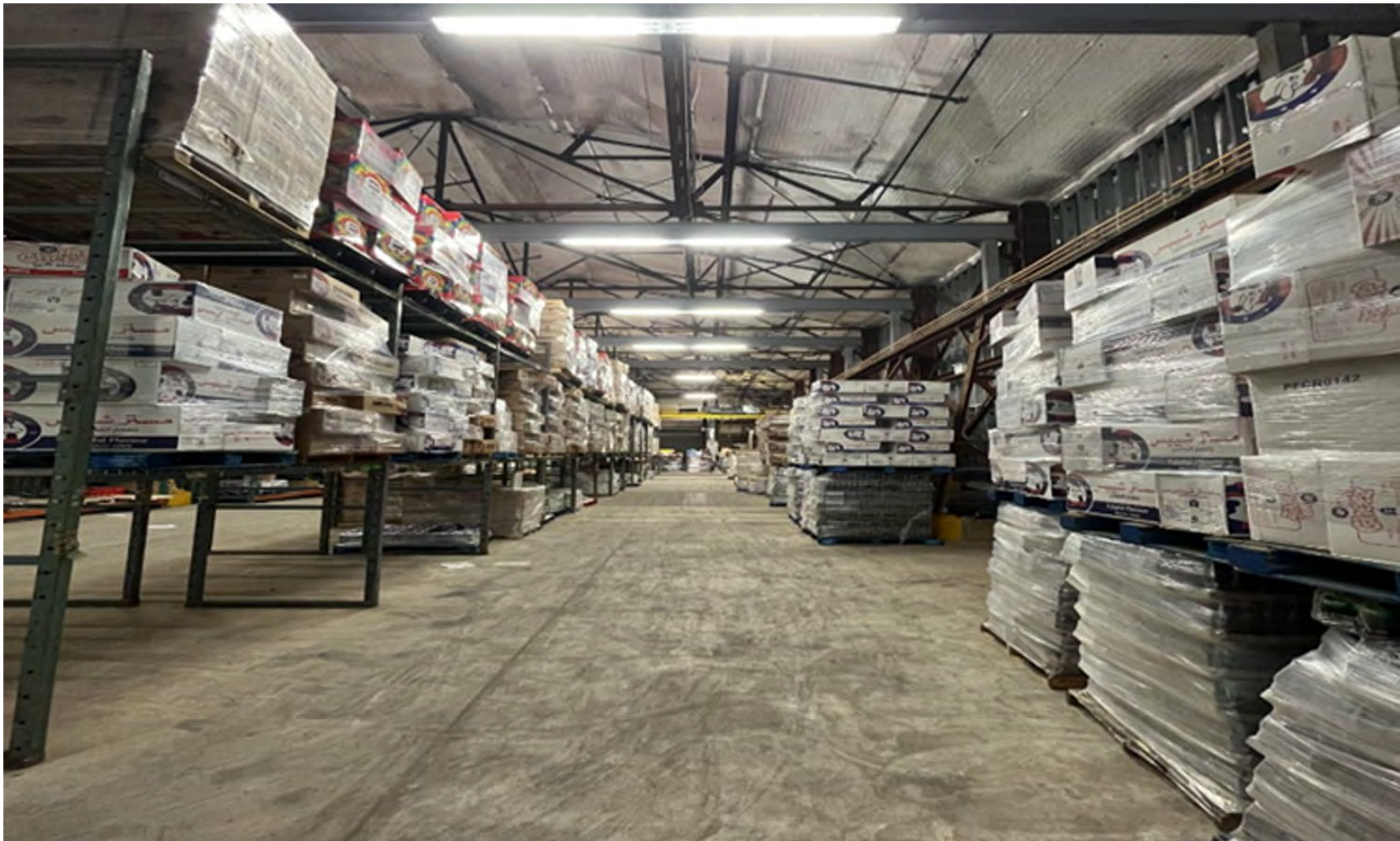


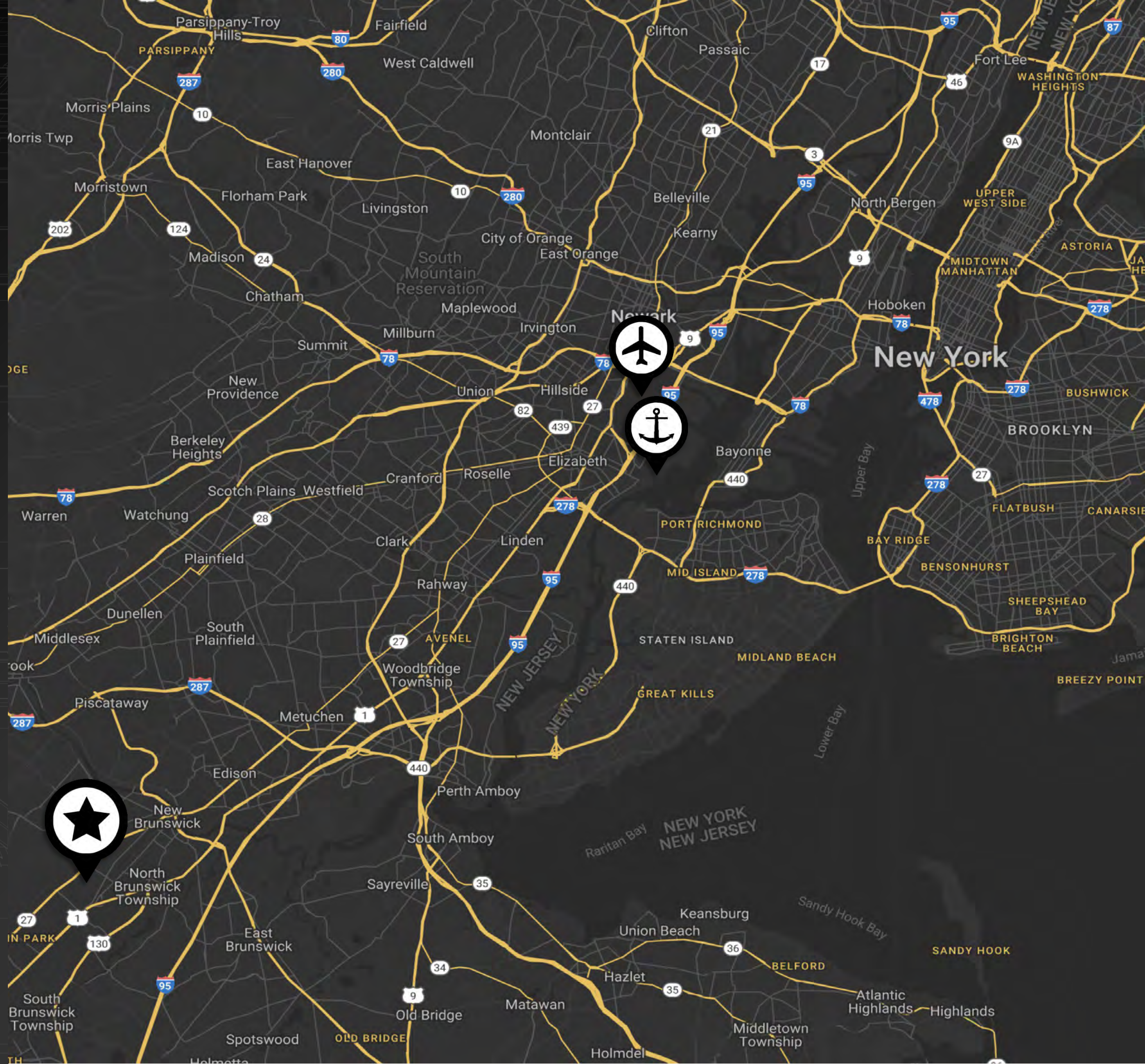
**Infrastructure in Place to
Install a Crane**



**Ample Outside Storage
and Parking**







★ 1453 Jersey Avenue, North Brunswick, NJ

The city of **North Brunswick, NJ** is located in the **Exit 9** submarket with access to:

- **Newark Liberty Airport**
- **Port Elizabeth/Newark**
- Staten Island via the **Outerbridge Crossing & Goethals Bridge**

With road access to:

- **Exit 9, NJ Turnpike**
- **Routes 130 & 1-9**
- **I-287**



*Conceptual drawings

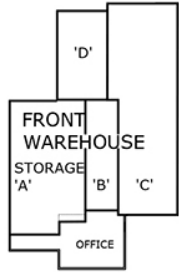
OPTION 1



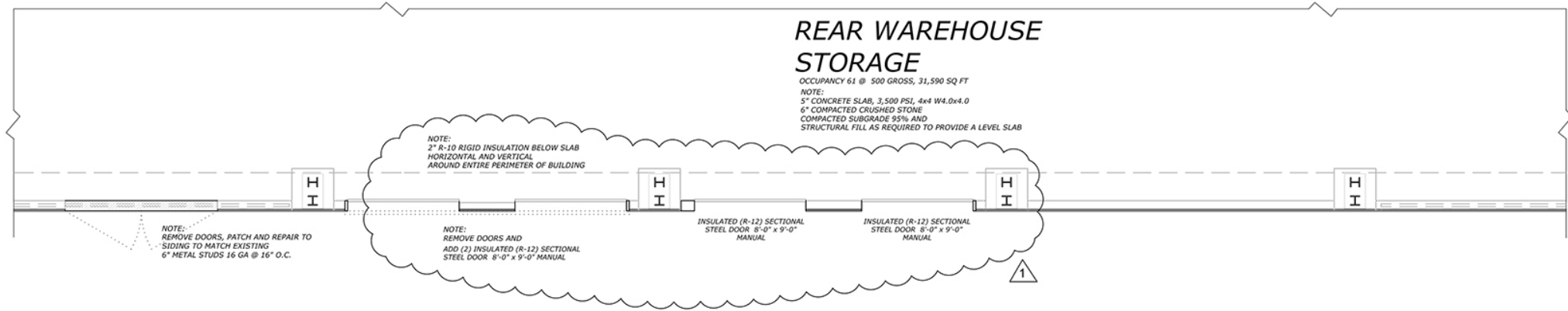
OPTION 2



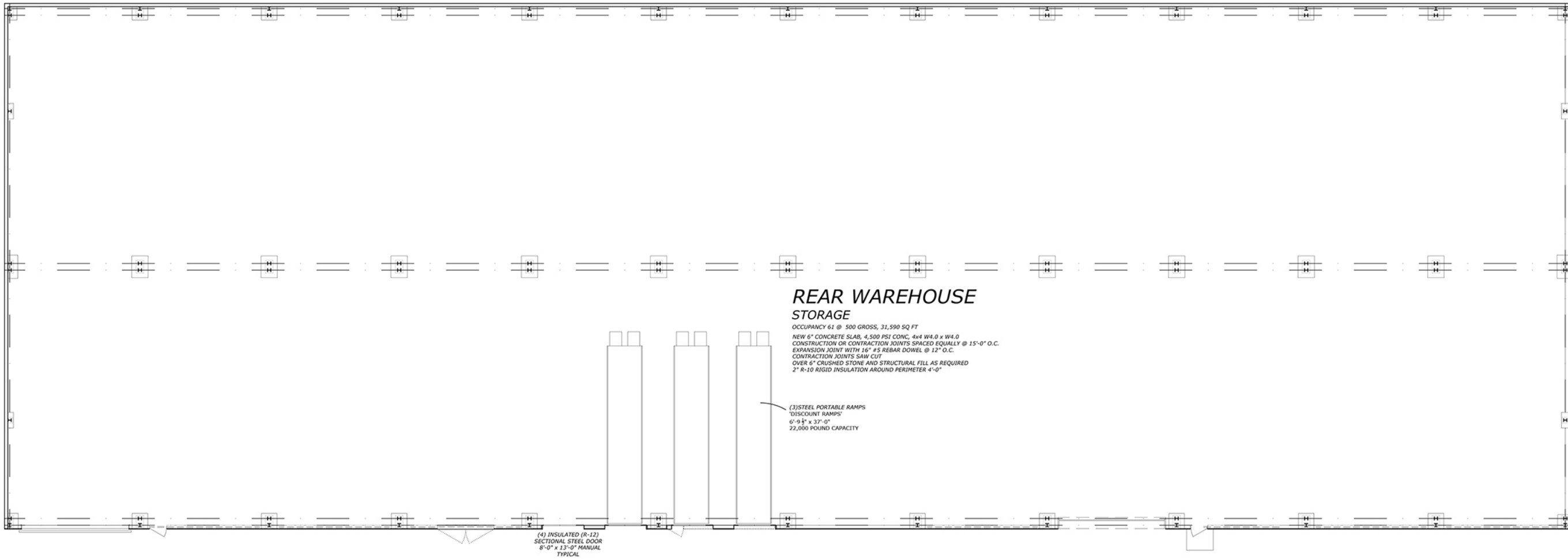
REAR WAREHOUSE



1
A-2
KEY FLOOR PLAN
SCALE: 1/64" = 1'-0"



2
A-2
REAR WAREHOUSE LOADING DOCK FL PLAN
SCALE: 1/16" = 1'-0"



2
A-2
REAR WAREHOUSE FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

JOSEPH M HYLAND
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PROFESSIONAL PLANNER
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josephmhyland@gmail.com
NJ RA 15310
NJ PP 5379

Proposed Alterations IGT Corp 1453 Jersey Avenue North Brunswick, New Jersey Block 30 Lots 42 & 43		
DATE: 09-01-21 SCALE: AS NOTED DRAWN BY: JH ISSUED:	REVISIONS: 04-06-22 1	PROJECT # 21-858 A-2 Sheet 2 of 7

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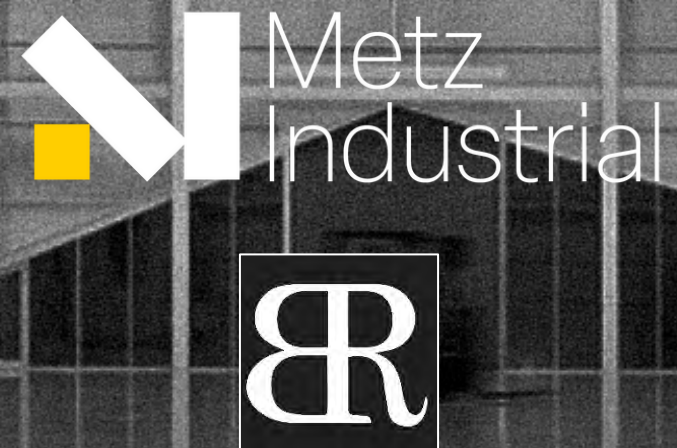
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