

# For Lease

📍 4 American Way, Spotswood, NJ  
📏 8,800 SF & 5.0 AC Parking / IOS



## Get in Touch

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# Property Highlights

## Property Features

 **8,800 SF Available | 79,500 SF Total**

 **2 Tailboards & 1 Rail Door**  
*Rail Door Can Be Converted to Tailboard*

 **24' Clear**

 **Wet Sprinkler | Ample Power**

 **5.0 AC IOS / Parking**

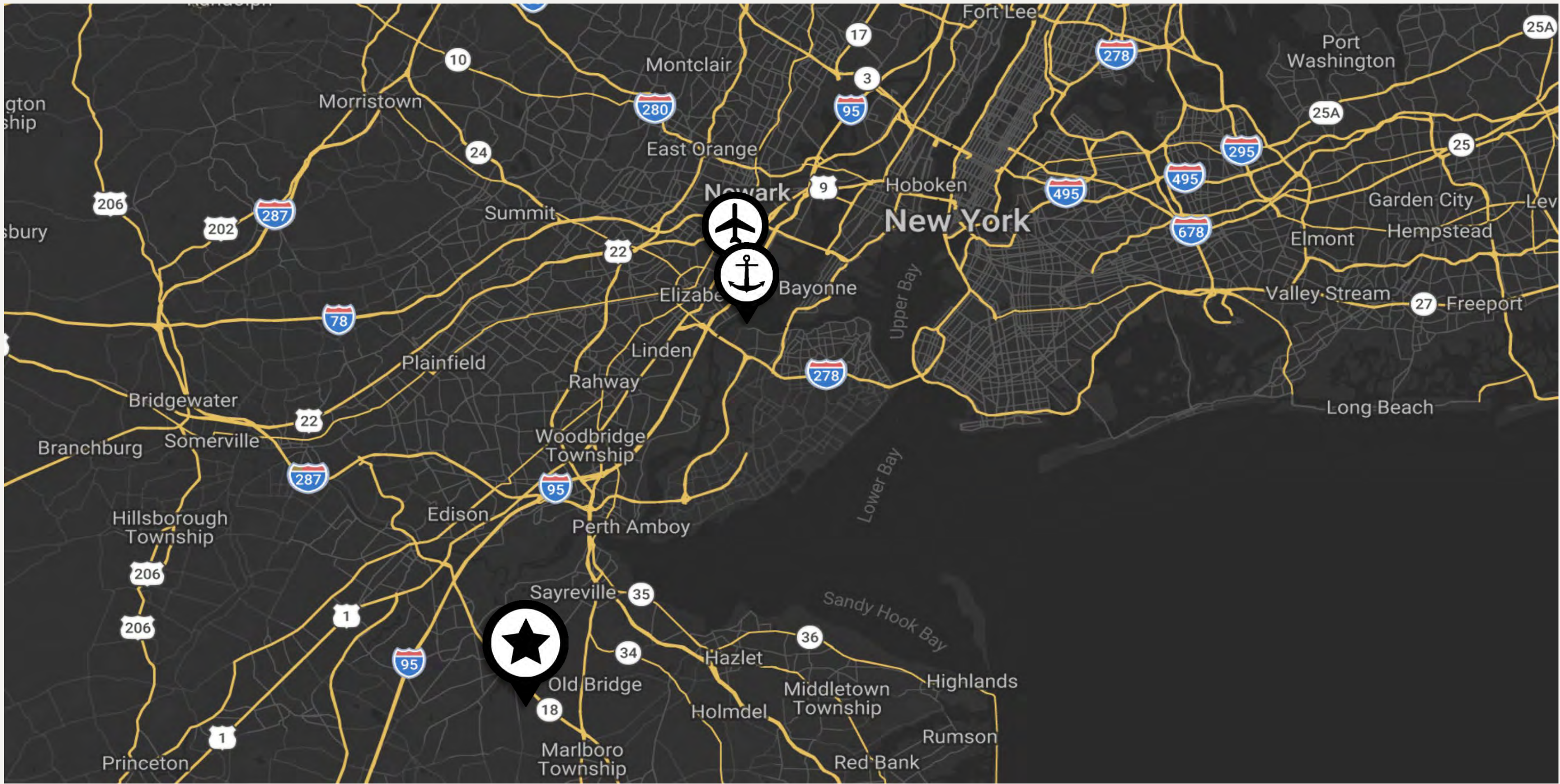
## Location Highlights

- **Zoned Light Industrial**
- **Access to NJTP, Routes 1-9 & 440 And Garden State Parkway**
- **40 Min. to Newark Liberty Airport**
- **50 Min. to Port Elizabeth/Newark**



# Location Map

 4 American Way, Spotswood, NJ



## Proximity Highlights

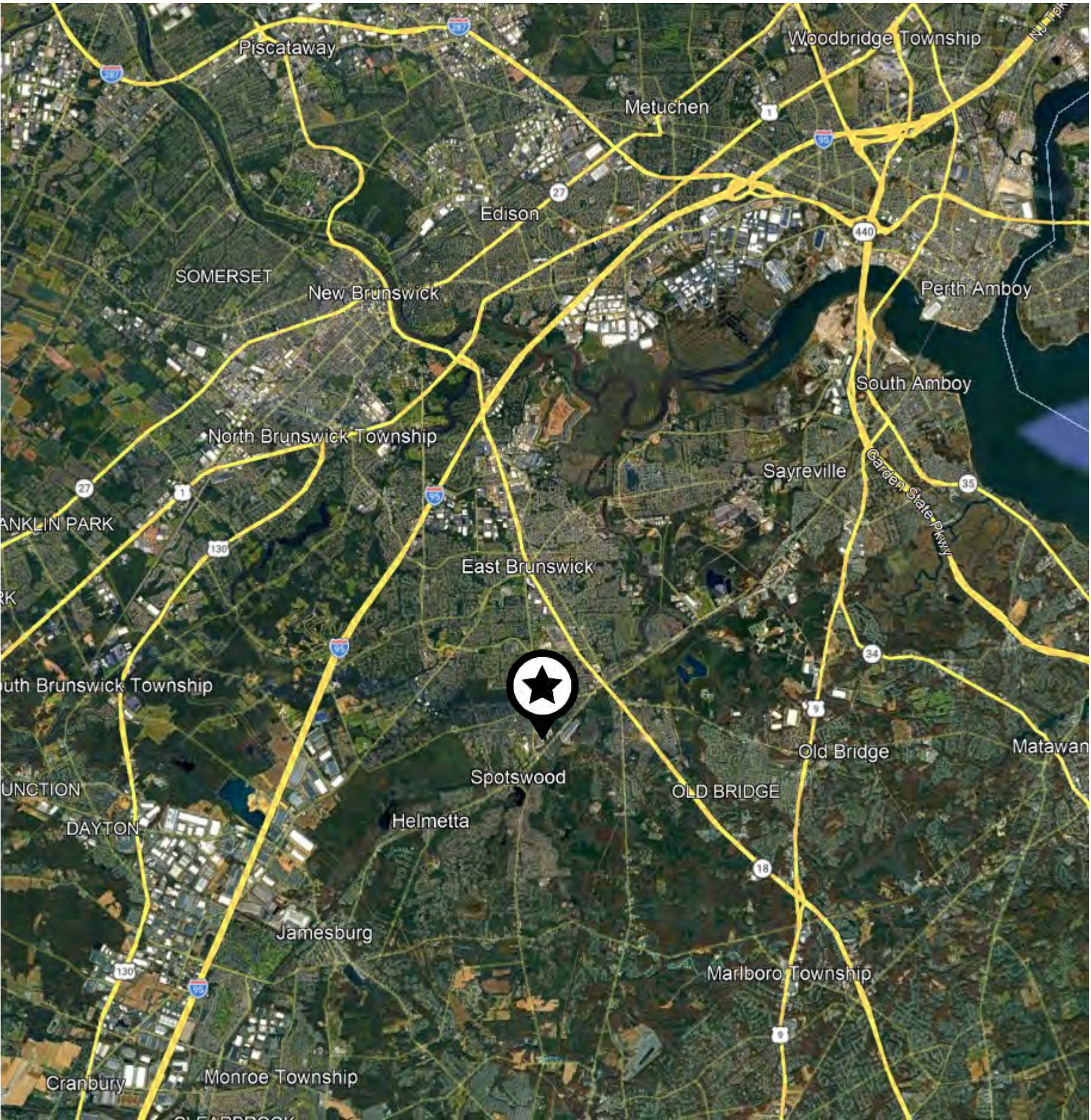
- Access to the NJTP, Routes 1-9 & 440 And Garden State Parkway

-  40 Min. to Newark Liberty Airport
-  50 Min. to Port Elizabeth / Newark
- Proximity to New York Markets



# Proximity Map

 4 American Way, Spotswood, NJ



+/- 1.5 Miles to Route 18



+/- 4.5 Miles to Route 9



+/- 7.5 Miles to I-287



+/- 9 Miles to NJTP Exit 8A



+/- 10 Miles to Route 1



+/- 13 Miles to NJTP Exit 10



For more information please contact  
our exclusive brokers:

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