

# 501

## JERSEY AVENUE

NEW BRUNSWICK, NJ 08901

501

**NEW  
CONSTRUCTION**

For Lease  
**± 203,400 SF**  
on 10.51 Acres



**CUSHMAN &  
WAKEFIELD**



**MAY DIVIDE**

## // **BUILDING SPECS**

**SITE**

203,400 SF ON 10.51 ACRES

**OFFICE SPACE**

TO SUIT

**CLEAR HEIGHT**

36' CLEAR

**COLUMN SPACING**

54' X 60'

**LOADING DOCKS**

20 EXPANDABLE TO 53

**DRIVE-IN DOORS**

2

**SPRINKLERS**

ESFR SYSTEM

**CAR PARKING**

107 SPACES

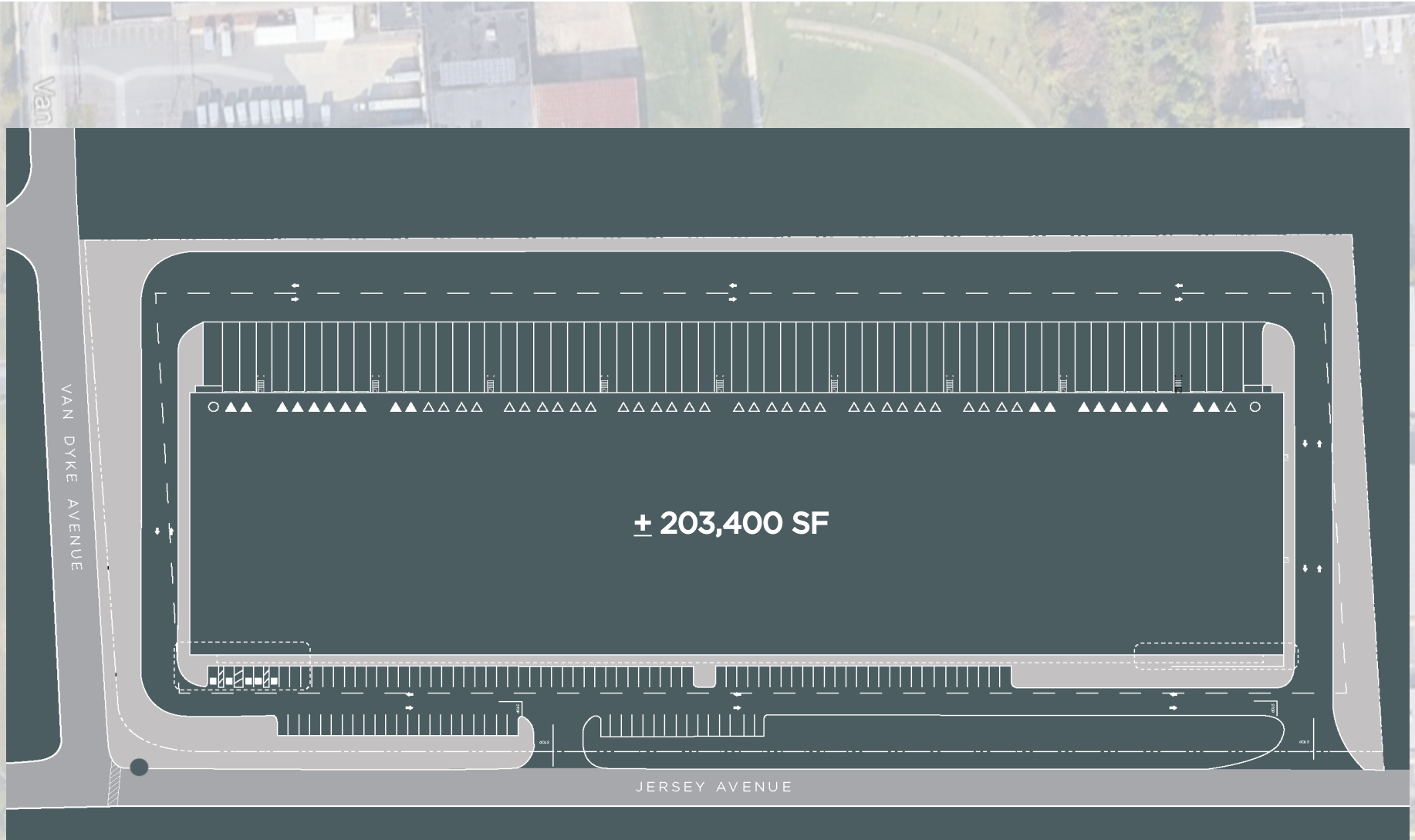
**ELECTRICAL**

2,000 AMPS, 480 VOLT, 3-PHASE

**AVAILABILITY**

OCTOBER 1, 2023

**CALL FOR PRICING**

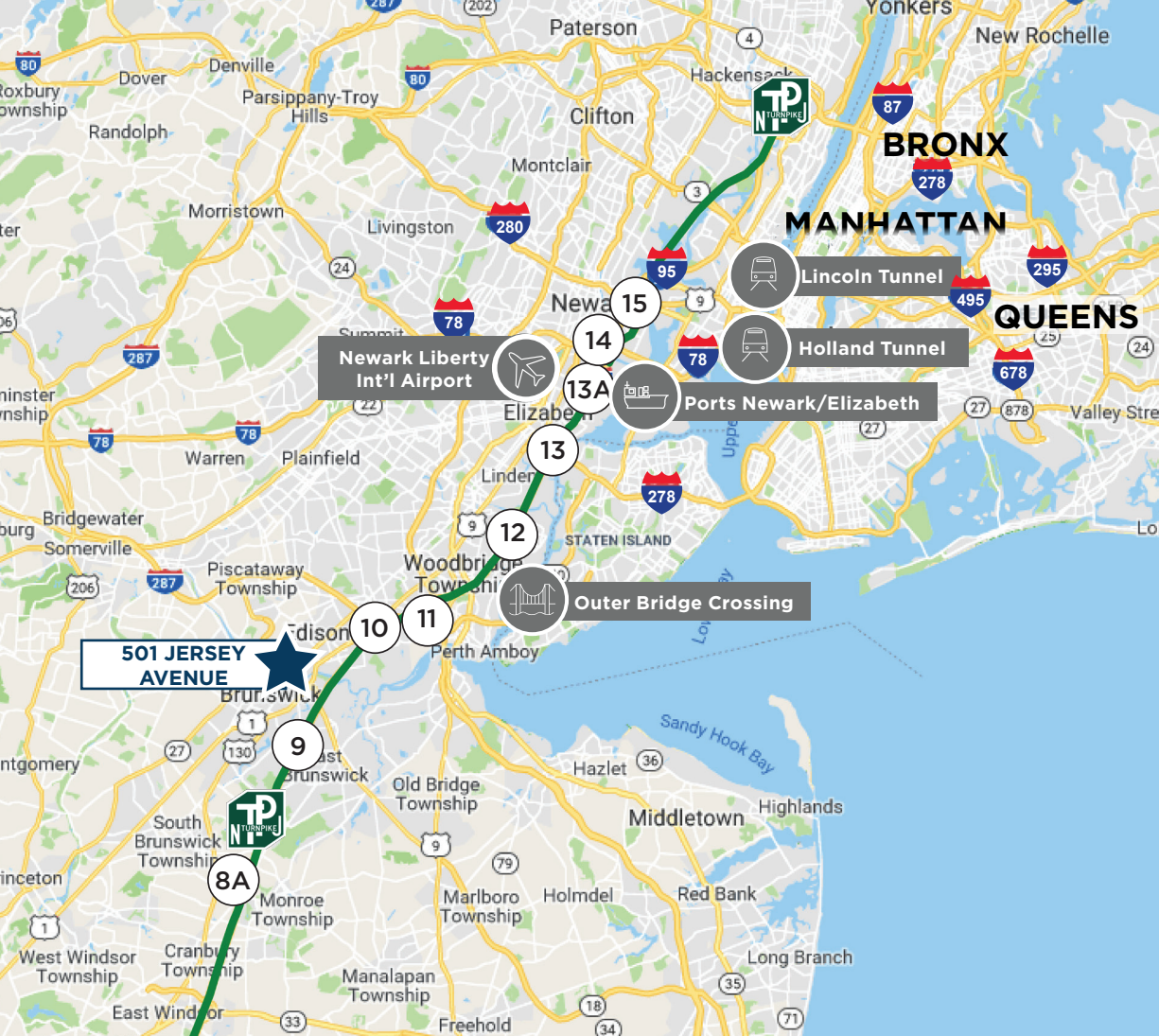


91

Jersey Ave

Jersey Ave





**ROUTE 287,  
EXIT 4/5  
1.5 MILES**



**ROUTE 287,  
EXIT 1A/1B  
6.1 MILES**



**NEW JERSEY  
TURNPIKE, EXIT 9  
6.7 MILES**



**OUTERBRIDGE  
CROSSING  
19 MILES**



**STATEN  
ISLAND  
25 MILES**



**NEWARK LIBERTY  
INT'L AIRPORT  
28 MILES**



**PORTS NEWARK/  
ELIZABETH  
32 MILES**



**HOLLAND  
TUNNEL  
41 MILES**



**MANHATTAN  
43 MILES**



**GEORGE  
WASHINGTON BRIDGE  
47 MILES**



**LINCOLN  
TUNNEL  
48 MILES**



**JFK INT'L  
AIRPORT  
51 MILES**

### **CORPORATE NEIGHBORS**

L'OREAL, PRIME SOURCE BUILDING PRODUCTS,  
US PHARMA

### **TRANSPORTATION (BUS & TRAIN)**

BUS SERVICE ALONG JERSEY AVE.

WALKING DISTANCE TO NJ TRANSIT TO NYC  
(NORTHEAST CORRIDOR RAIL LINE)

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