

WAREHOUSE

FOR SALE OR LEASE



PREMIER LOCATION



59 Imclone Drive
Branchburg, New Jersey

54,247 SF

IMMEDIATE AVAILABILITY



Close Proximity to
Rt 202 & I-287



Fully
Air-Conditioned



Existing R&D Lab
Future State Option:

54,247 SF
Available

2 LOADING DOCKS
1 LOADING PLATFORM



138 CAR SPACES



IMCLONE DRIVE

PROPERTY OVERVIEW



Additional Loading Docks
can be added



Fully Air-Conditioned

Available SF	54,247 SF
Year Built	1982, Renovated 2022
Column Spacing	42' x 42'
Loading	2 Loading Docks 1 Loading Platform (Additional loading can be added)
Car Parking	138 Spaces
Clear Height	23'
Power	2,500a, 480v, 3 phase 1,200a, 480v, 3 phase
Sprinkler	Wet

PREMIER LOCATION

A premier Branchburg location that is directly off of Route 202. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 202	0.2 mi
Route 206	5 mi
Route 22	5.5 mi
Interstate 287	7 mi
Outerbridge Crossing	27 mi
Newark Airport	35 mi
Port Newark/Elizabeth	38 mi



40 Minutes
to Newark Airport



35 Minutes
to Port of Newark



50 Minutes
to Midtown NYC





59 IMCLONE DRIVE
BRANCBURG, NJ

CONTACT US

Mindy Lissner, SIOR

Vice Chair

+1 732 261 6319

mindy.lissner@cushwake.com

Michael Ugarte

Senior Associate

+1 732 690 1588

michael.ugarte@cushwake.com

David Gheriani

Executive Managing Director

+1 908 675 5080

david.gheriani@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

