

156 BOUNDARY ROAD

MARLBORO, NEW JERSEY | **FOR SALE**

\$3,995,000 APPROVED LAND | BUILT TO SUIT OPTION \$325 PER FOOT

56,170 SF | BUILD TO SUIT WAREHOUSE



*Example Rendering



**65,323 SF WITH APPROVED
2ND FLOOR MEZZANINE**



**CLASS A
WAREHOUSE**



**CLOSE PROXIMITY TO
ROUTE 9 & ROUTE 18**

SITE PLAN



Building Specifications

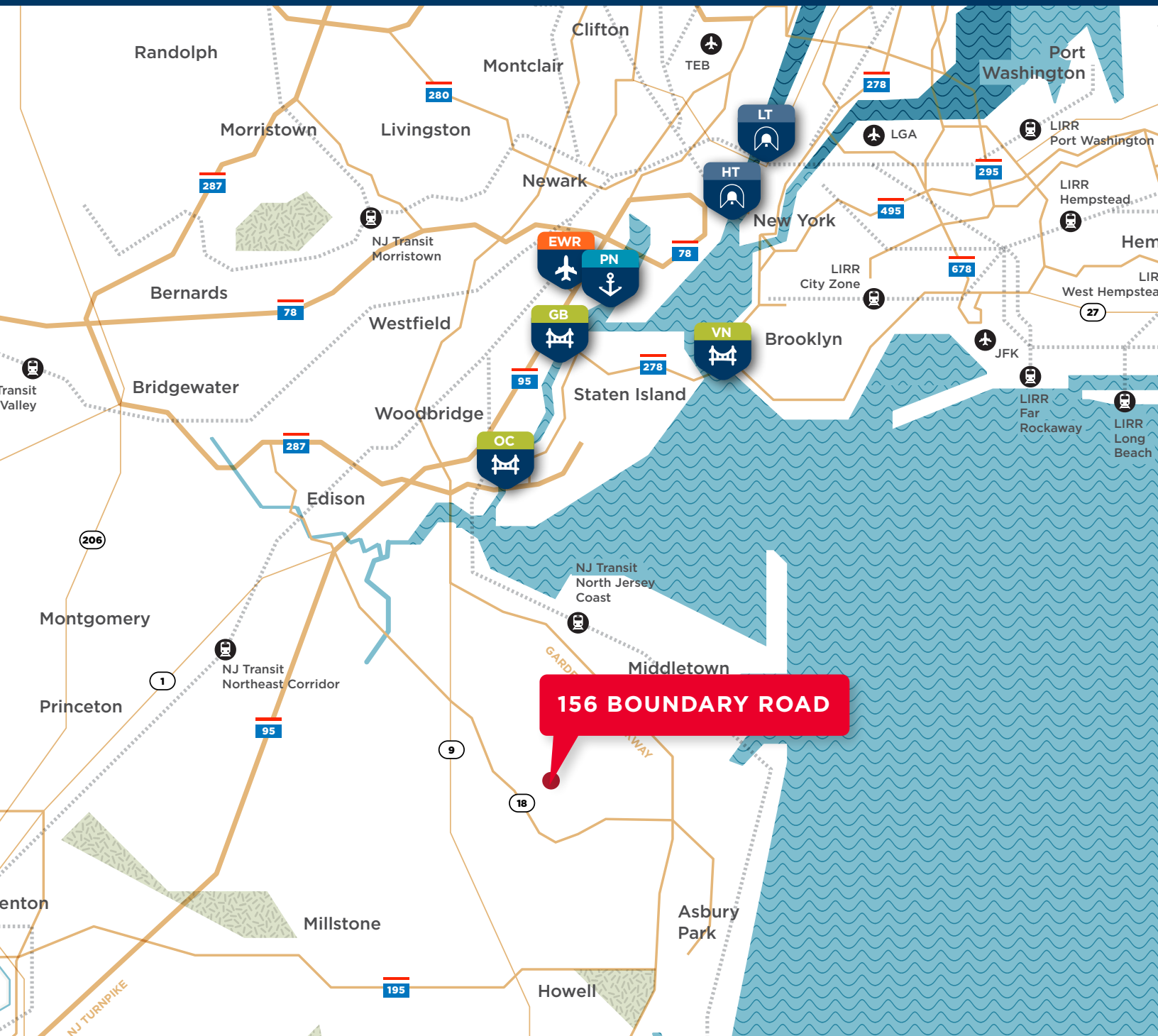
Total Building SF	56,170 SF*
Office Size	1,000 SF
Acreage	10 Acres
Clear Height	34' Clear (Potential for 40' Clear)
Dock Doors	4
Drive-In Doors	1
Car Parking	100 Spaces
Sprinkler	ESFR

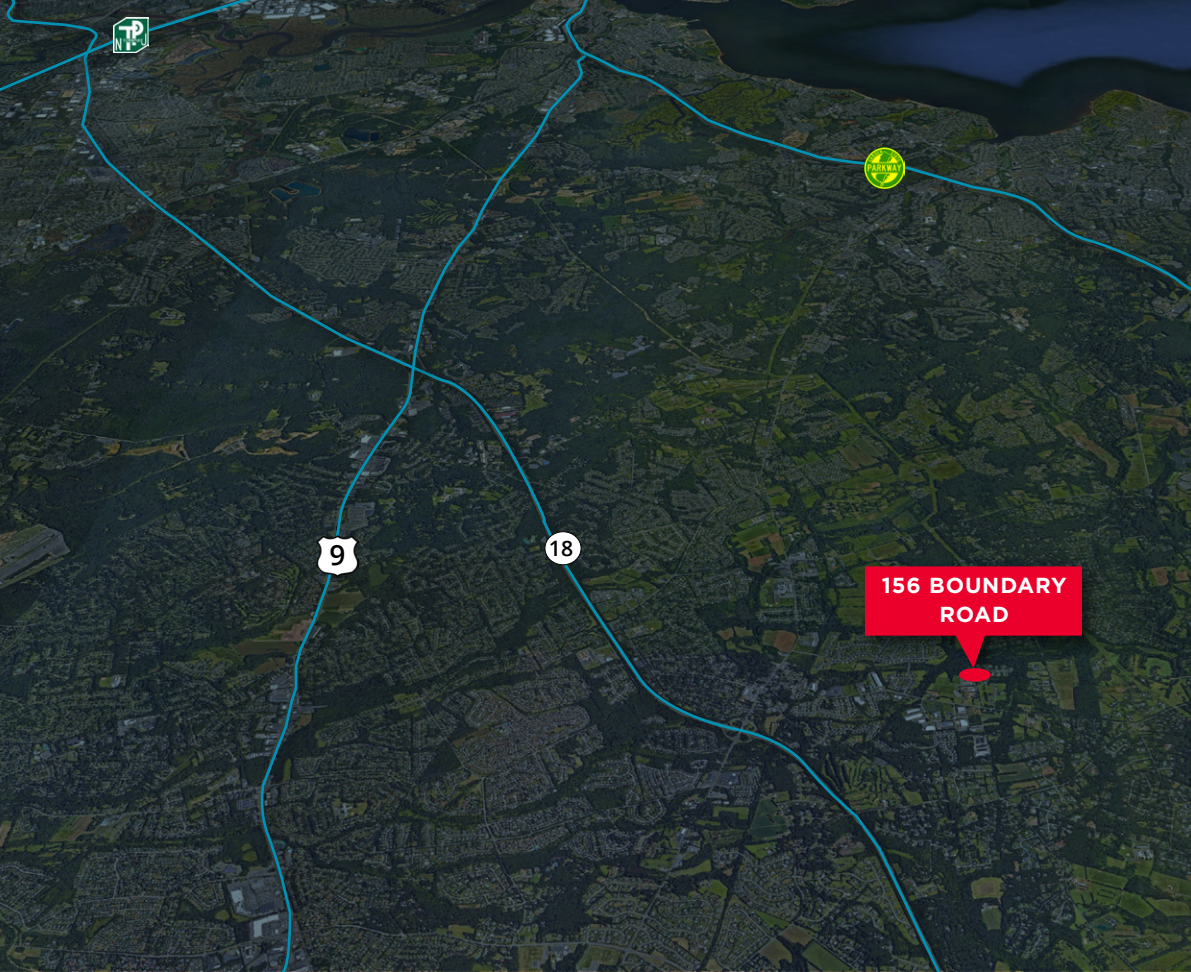
*Could be expanded to 65,323 SF with 9,153 SF mezzanine office



EXCELLENT HIGHWAY CONNECTIVITY

Route 18	2.3 mi
Route 9	5.2 mi
Garden State Parkway	7.2 mi
NJ Turnpike	17 mi
Outerbridge Crossing	23.1 mi
Goethals Bridge	31.4 mi
Newark Airport	33.1 mi
Port of Newark/Elizabeth	32 mi





35 Minutes
to Newark
Airport



40 Minutes
to Port
of Newark



1 Hour
to Midtown
NYC

CONTACT US

FOR MORE INFORMATION

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