

# 201 MIDDLESEX CENTER BOULEVARD

SOUTH BRUNSWICK, NJ



FOR SUBLEASE 400,000 SF



# PROPERTY HIGHLIGHTS

<b>Year Built</b>	2008
<b>Ceiling Height</b>	36'0" Clear
<b>Full Building Size</b>	600,000 SF
<b>Available Size</b>	400,000 SF
<b>Acres</b>	34.64 Acres
<b>Column Spacing</b>	50'x50' Interior bays
<b>Office</b>	1,500 SF
<b>Loading</b>	66 Dock doors (9'x10' dock doors with bumpers, seals and 35,000lb levelers)
<b>Truck Court Depth</b>	130'/180', Cross-Dock
<b>Car Parking Spaces</b>	176
<b>Trailer Parking Spaces</b>	39
<b>Power</b>	1600 amps 277/480v, 3 phase
<b>Lighting</b>	LED
<b>Sprinkler</b>	ESFR
<b>OPEX Estimate</b>	\$1.84 PSF
<b>Occupancy Date</b>	February 2025
<b>Remaining Term</b>	Runs through October 2026

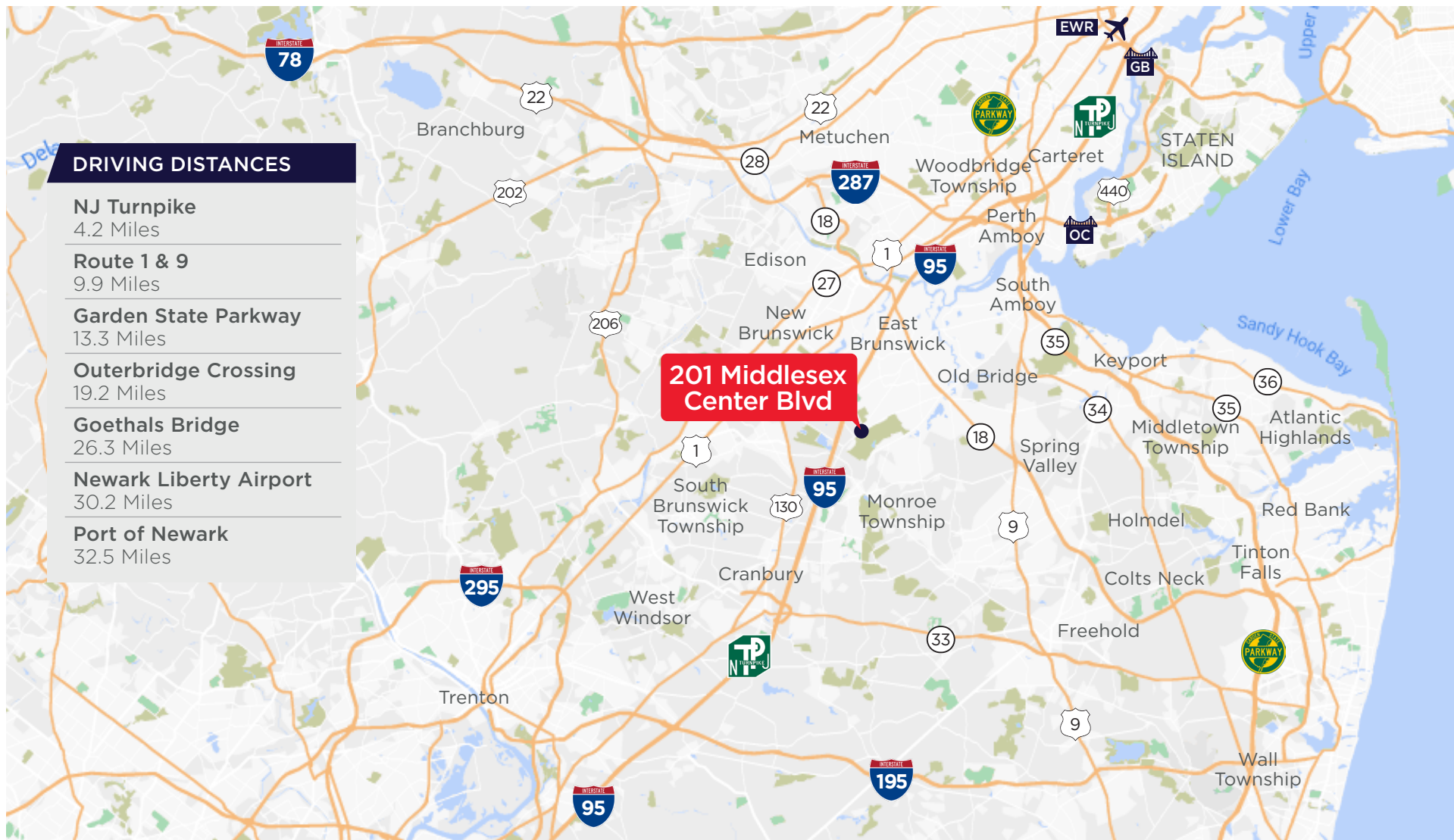




# AERIAL MAP







## CONTACT

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