FOR SUBLEASE





PREMIER LOCATION



51 Stouts Lane

Monmouth Junction, New Jersey

10,000 SF AVAILABLE

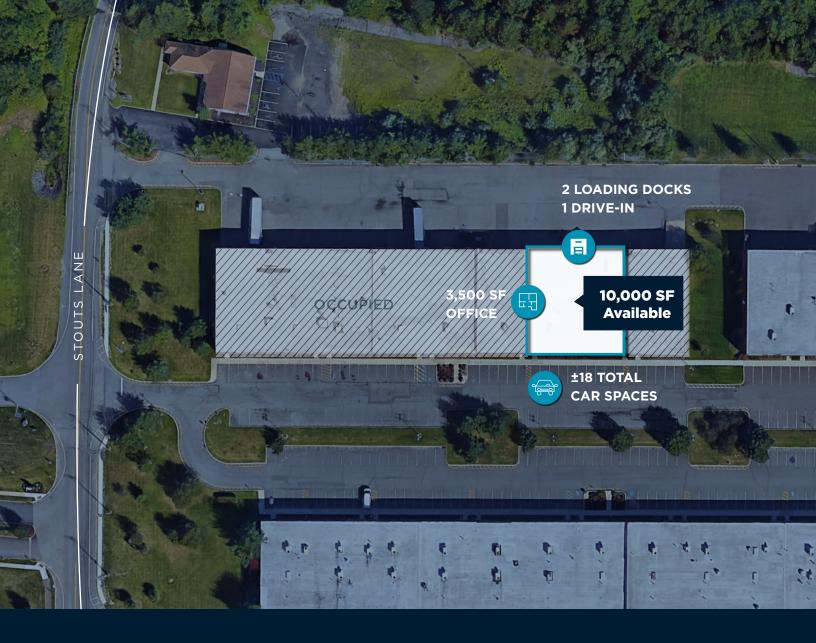
SUBLEASE THROUGH 5/31/2028

>>

Close Proximity to Rt 1 & Rt 130

>>

Ability to go direct to ownership



PROPERTY OVERVIEW



Sublease Term: Through 5/31/2028



Ability to go direct to ownership

Available SF	10,000 SF
Office	3,500 SF
Year Built	1987
Column Spacing	25'W x 50'D
Loading	2 Loading Docks 1 Drive-In
Car Parking	±18 Spaces
Clear Height	18'
Lighting	LED
Sprinkler	Wet

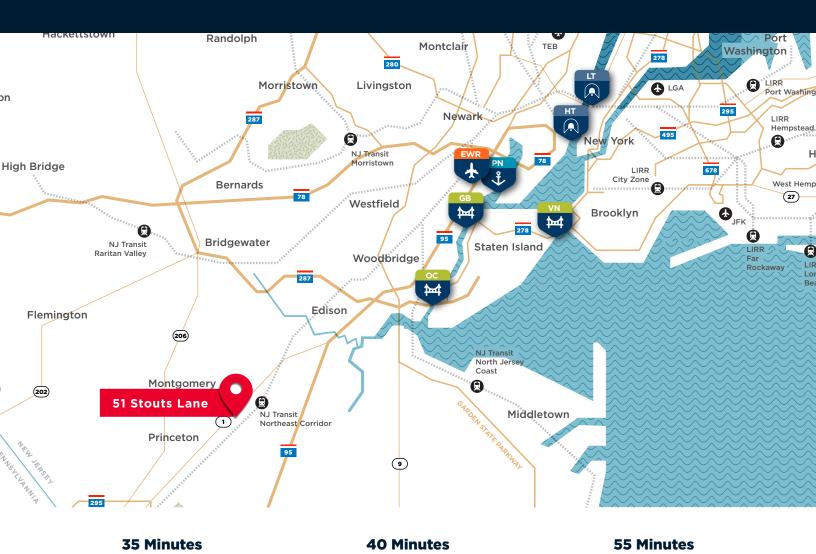
PREMIER LOCATION

to Newark Airport

A premier Monmouth Junction location that is directly off of Route 1 and Route 130 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 1	0.5 mi
Route 27	1.8 mi
Route 130	4.2 mi
NJ Turnpike	8 mi
Outerbridge Crossing	21 mi
Newark Airport	30 mi
Port Newark/Elizabeth	34 mi

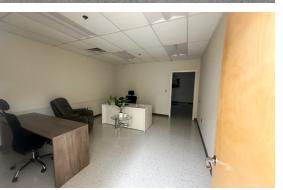
to Midtown NYC



to Port of Newark









51 STOUTS LN
MONMOUTH JUNCTION
NEW JERSEY

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