

WAREHOUSE

# 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

STOUTS LANE

2 LOADING DOCKS  
1 DRIVE-IN



10,000 SF  
Available

3,500 SF  
OFFICE

OCCUPIED



±18 TOTAL  
CAR SPACES

# 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<br>1 Drive-In |
| Car Parking    | ±18 Spaces                    |
| Clear Height   | 18'                           |
| Lighting       | LED                           |
| Sprinkler      | Wet                           |



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.

The map displays the New York City metropolitan area, including parts of New Jersey and New York. Major highways such as I-280, I-287, I-78, I-95, I-278, I-295, and I-678 are shown. Transit lines for NJ Transit and LIRR are also depicted. A red pin marks the location of 51 Stouts Lane in Montgomery, NJ. The map includes labels for various cities and towns, including Hackettstown, Randolph, Morristown, Livingston, Newark, New York, Brooklyn, Staten Island, Woodbridge, Edison, Flemington, Montgomery, Princeton, and Middletown. The map also shows the location of the Garden State Parkway and the Port of New York and New Jersey.





51 STOUTS LN  
MONMOUTH JUNCTION  
NEW JERSEY

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