



49,213 SF AVAILABLE FOR LEASE

219 WYCKOFF MILLS ROAD

EAST WINDSOR, NJ



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East Windsor, NJ



PROPERTY HIGHLIGHTS

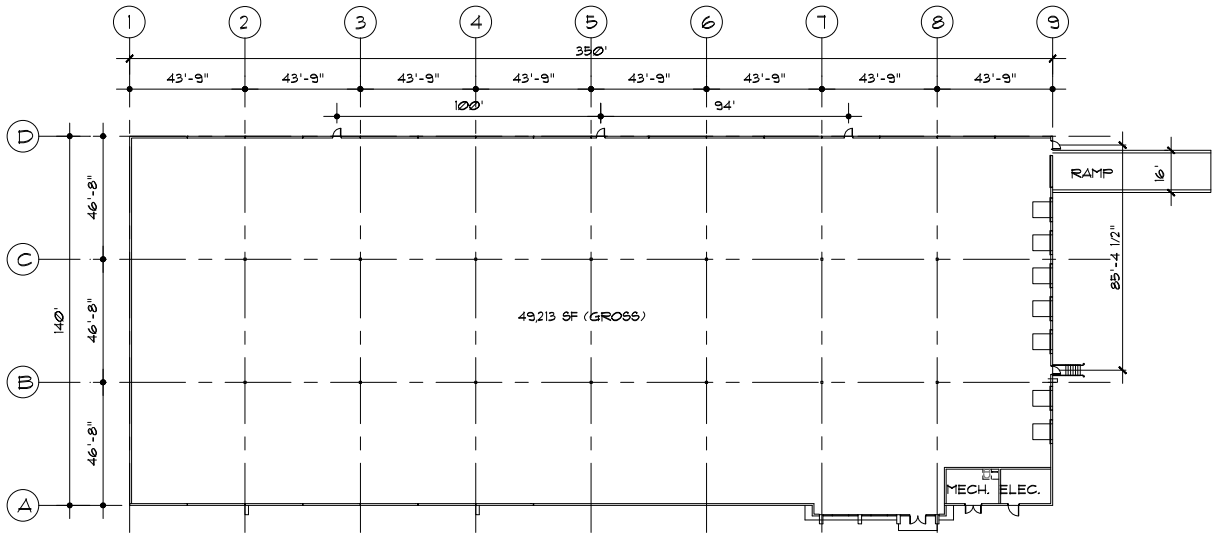
- Occupancy September 2025
- Brand new construction
- 2 Miles to NJ Turnpike, Exit 8
- Freestanding building
- Amazon and Wayfair one mile away

PROPERTY FEATURES

Total Size:	49,213 SF on 8.5 Acres	Column Spacing:	46'8" x 48'4" with a 60'0" Speedbay
Total Available:	49,213 SF	Power:	800 Amps at 480/277 Volts
Office Area:	1,500 SF	Sprinkler:	ESFR
Ceiling Height	36' Clear	Taxes & CAM	Est. Taxes \$2.50/SF and Est. CAM \$1.57/SF
Loading Doors:	7 Loading Docks 1 Drive-in Door	Asking Lease Rate:	Call for Pricing

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FLOOR
PLAN

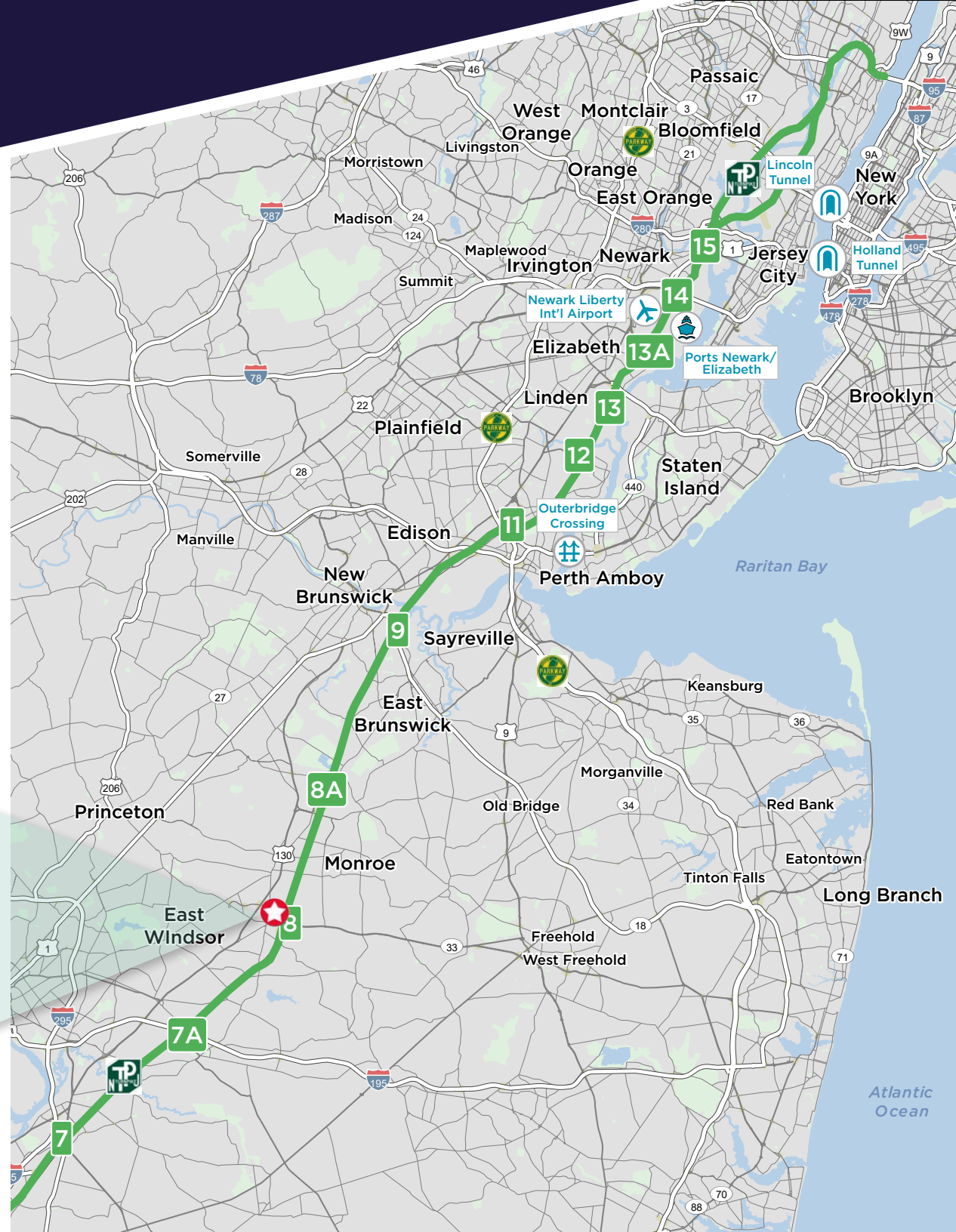
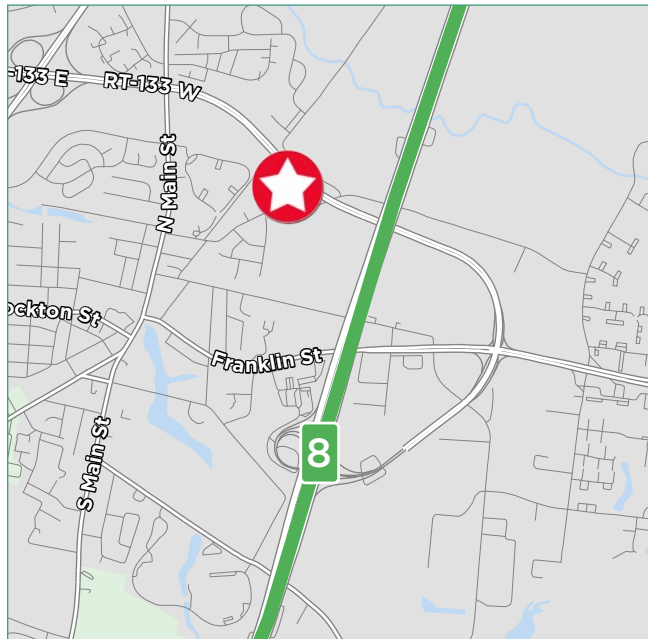


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DRIVING DISTANCES

NJ Turnpike Exit 8	2 mi
Route 287	21.9 mi
Outerbridge Crossing	28.6 mi
Staten Island	35.6 mi
Route 78	37.6 mi
Ports Newark/Elizabeth	38.2 mi
Holland Tunnel	48 mi
Lincoln Tunnel	50.2 mi
Manhattan	53.4 mi
George Washington Bridge	57.7 mi
Philadelphia	48.6 mi





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