

201 MIDDLESEX CENTER BOULEVARD

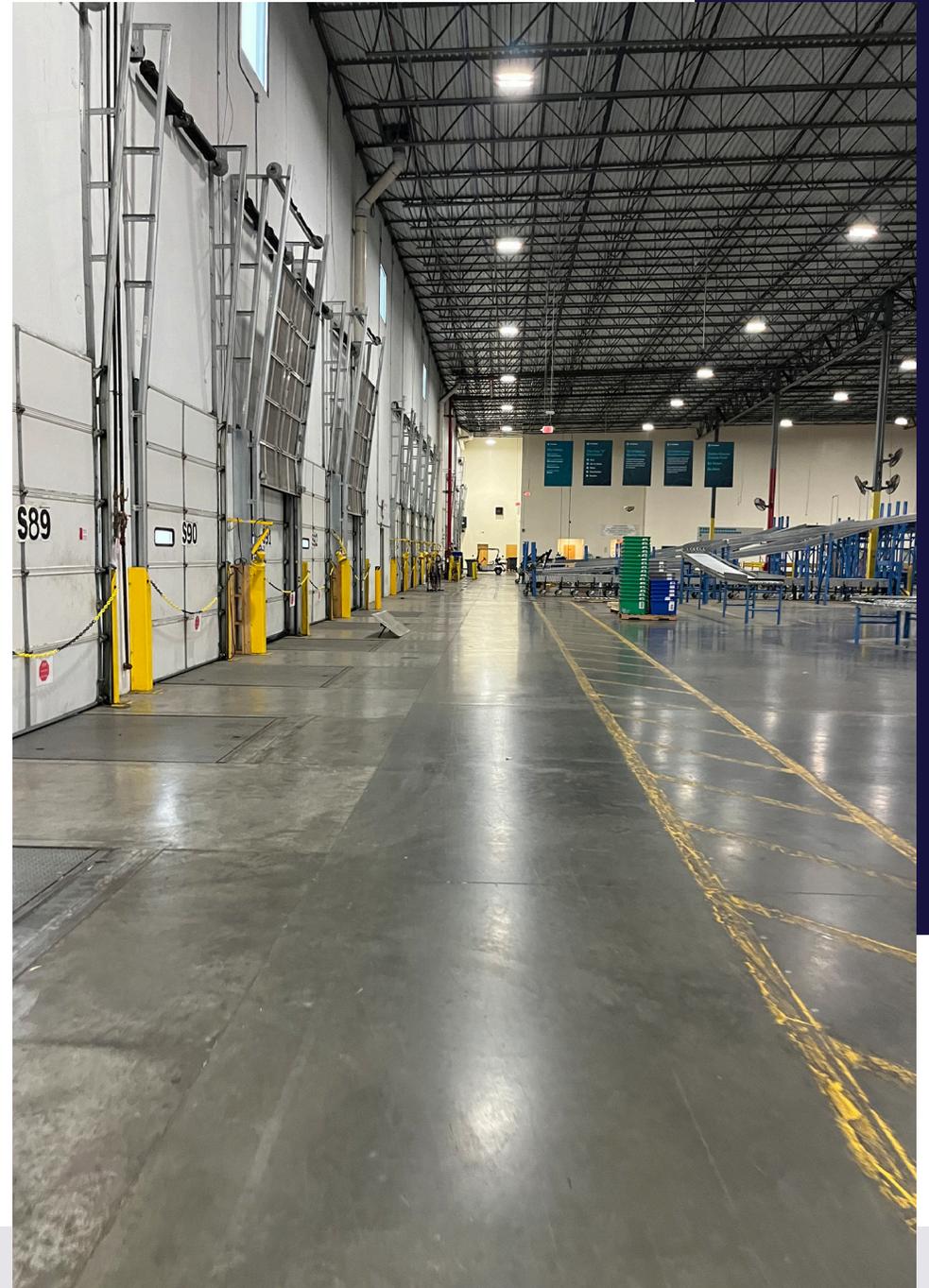
SOUTH BRUNSWICK, NJ



FOR SUBLEASE 400,000 SF

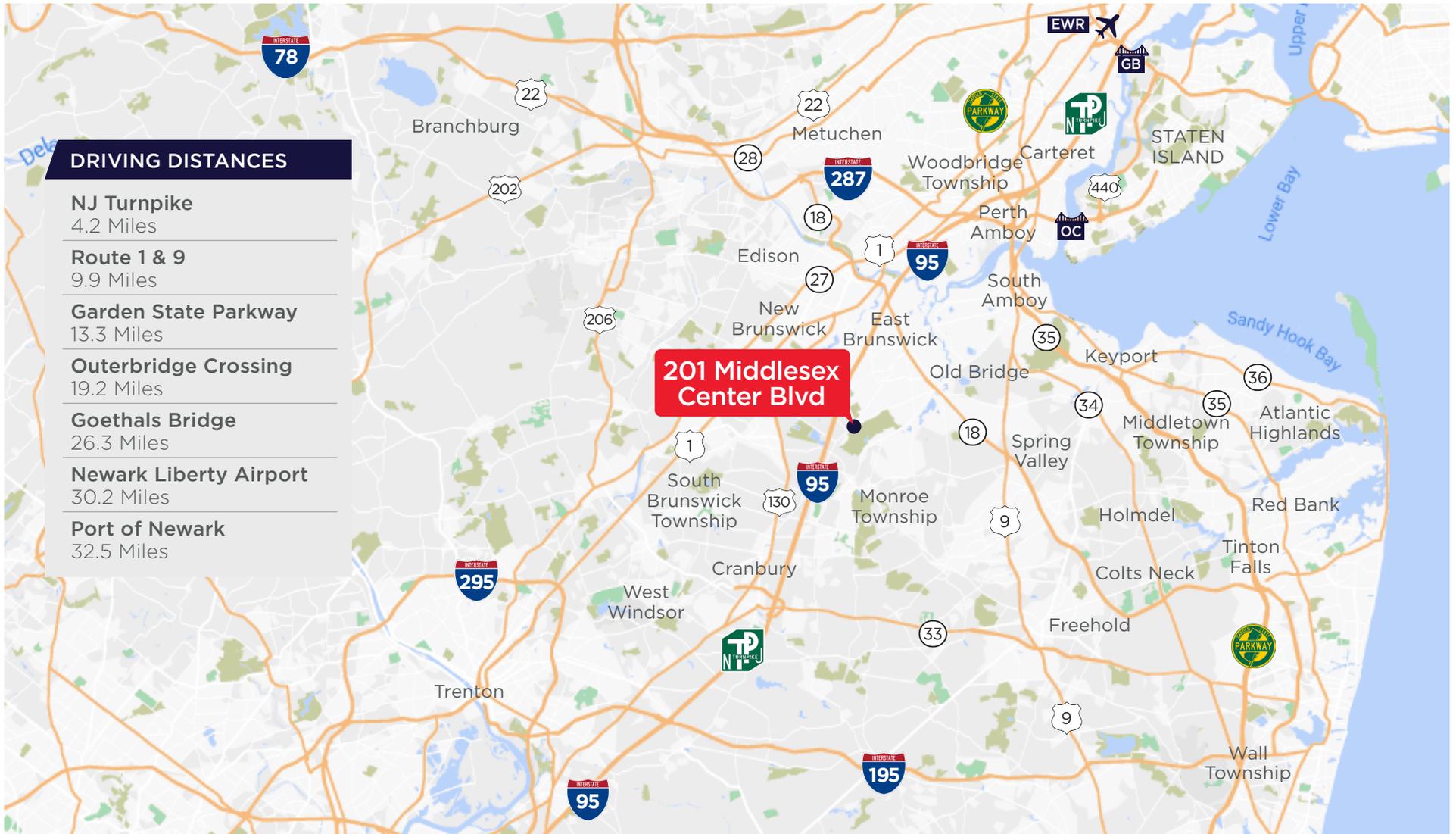
PROPERTY HIGHLIGHTS

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



AERIAL MAP





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