



# 40 JERNEE MILL ROAD

SAYREVILLE, NJ 08872

MICHAEL STEPHENSON  
Senior Associate  
+1 908 331 0952  
michael.stephenson@cushwake.com

## INDUSTRIAL BUILDING FOR LEASE



©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

## AREA MAP



## PROPERTY FEATURES

Building Size: 15,437 SF

Office Space: ± 4,000 SF

Land Area: 1.5 Acres; Additional 2 Acres Available

Zoning: B1 Business Zone

Ceiling Height: 18 - 20'

(2) Crane Bays / Clear Span

(2) 12' Drive-In Doors

Heavy Power

Public Sewer / Water

Occupancy: January 1, 2023 / Call For Pricing