

FOR SALE OR LEASE

**115,344 SF ON 7.94 ACRES**

Free Standing | Single-User Facility | Racking Available

± .5 Mile from Exit 8A NJ Turnpike

43 STULTS ROAD

SOUTH BRUNSWICK, NJ



43 STULTS ROAD SOUTH BRUNSWICK NJ

# PROPERTY HIGHLIGHTS

**Total Size:** 115,344 SF on 7.94 Acres

**Office Area:** ± 4,600 SF

**Ceiling Height:** 25' Clear

**Loading Doors:** 11

**Drive-In Door:** 1

**Column Spacing:** 42' × 43'

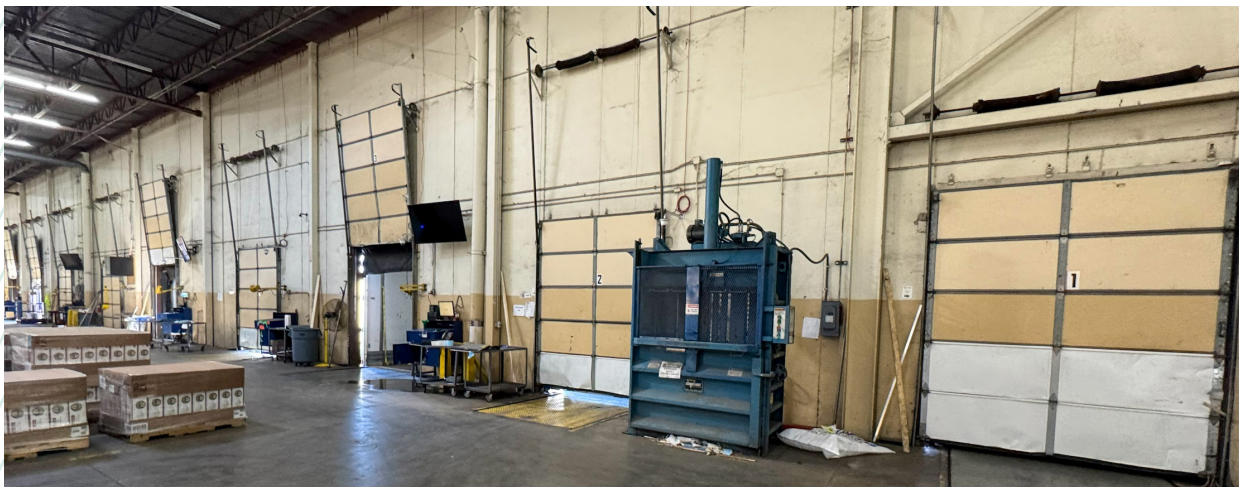
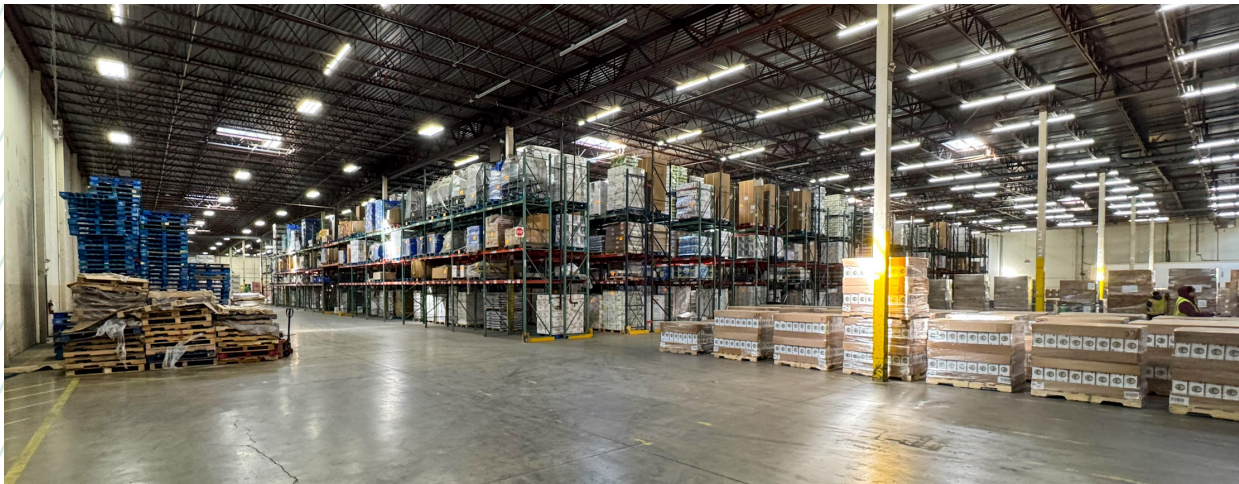
**Power:** 600 Amps

**Taxes & CAM:** CAM \$0.61  
Insurance \$0.33  
Taxes \$1.23  
Total Reimbursement: \$2.17

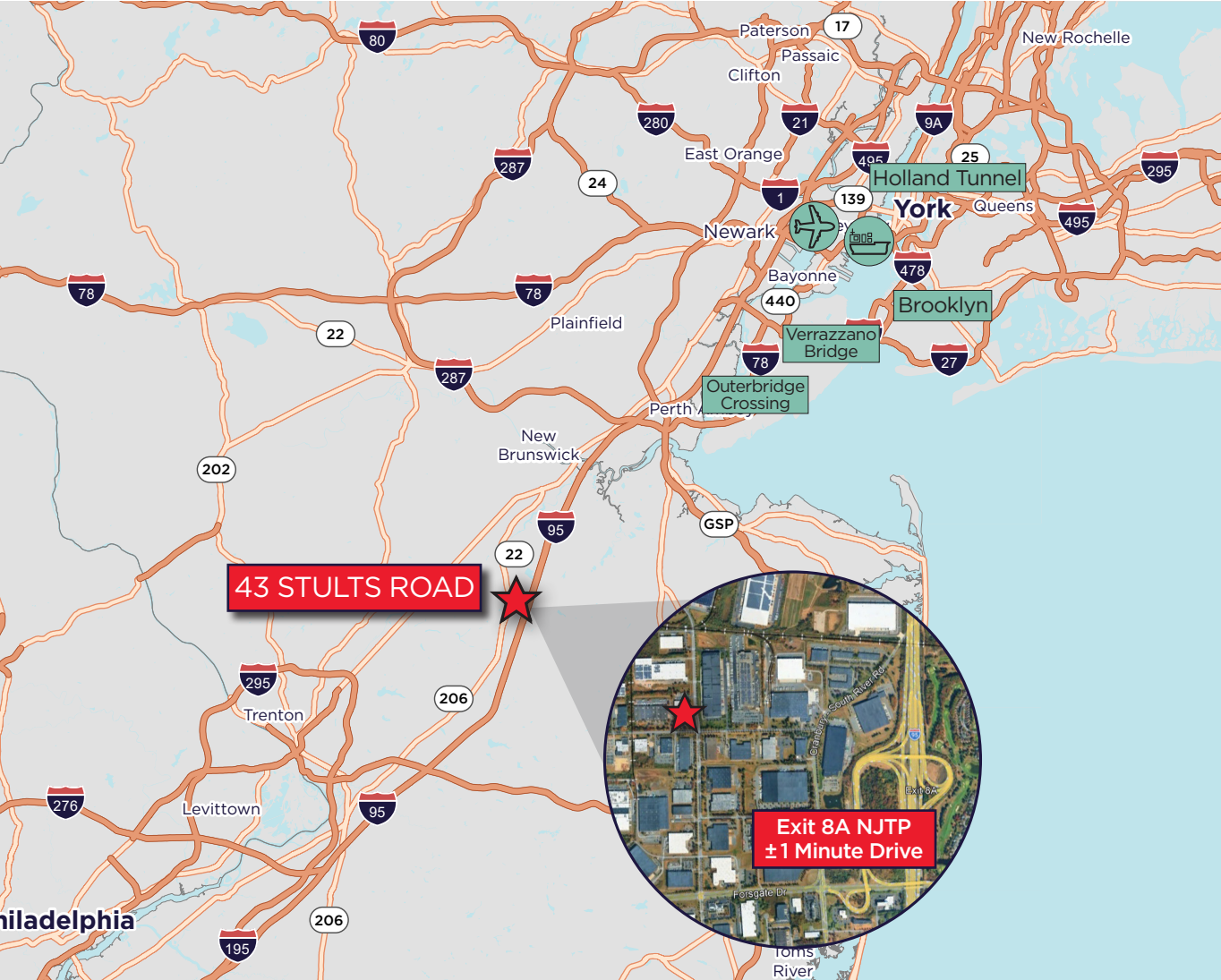
**Availability:** Q2 2027

**Asking Sale or Lease Rate:** Call for Pricing









## DRIVING DISTANCES

**.4 MILES**

Fedex Shipping Center  
Dayton, NJ

**29 MILES**

Staten Island

**32 MILES**

Newark Liberty Int'l Airport

**33 MILES**

Ports Newark/Elizabeth

**48 MILES**

Manhattan

**48 MILES**

Brooklyn

**58 MILES**

The Bronx

**67 MILES**

Queens

## CONTACT INFORMATION

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