

17 EDGEBORO ROAD | EAST BRUNSWICK, NJ



EDGEBORO

INDUSTRIAL

SUBLEASE OPPORTUNITY

22,400 SF AVAILABLE THROUGH SEPTEMBER 30, 2029



INDUSTRIAL SPACE FOR DISTRIBUTION OPERATIONS

17 Edgeboro Road offers a functional industrial sublease opportunity in East Brunswick, NJ with immediate access to the NJ Turnpike and major regional transportation routes. The available space is suited for warehouse and distribution operations seeking efficient loading capabilities, strong infrastructure, and excellent regional connectivity.

22,400 SF available for sublease

Sublease term through September 30, 2029

Functional warehouse/distribution configuration

Approx. 1,200 SF integrated office component

Institutional-quality ownership

High-credit-quality sublandlord

Immediate access to NJ Turnpike Exit 9

Excellent regional highway connectivity

Ample on-site parking

Ideal for warehouse and logistics operations

Ceiling mounted heaters and new ceiling mounted fans

Recently renovated for dry packaged food grade storage

FLEXIBLE DISTRIBUTION SPACE WITH LOADING CAPABILITIES

22' clear warehouse	40' x 40' column spacing	5 loading docks	1 drive-in door (14' W x 16' H)	.33/3,000 fully sprinklered wet system
400 AMP / 480V electrical service	1,200 SF office area	4 private offices	2 restrooms	construction reinforced concrete



LOCATED IN NEW JERSEY'S INDUSTRIAL CORRIDOR



LOCATION HIGHLIGHTS

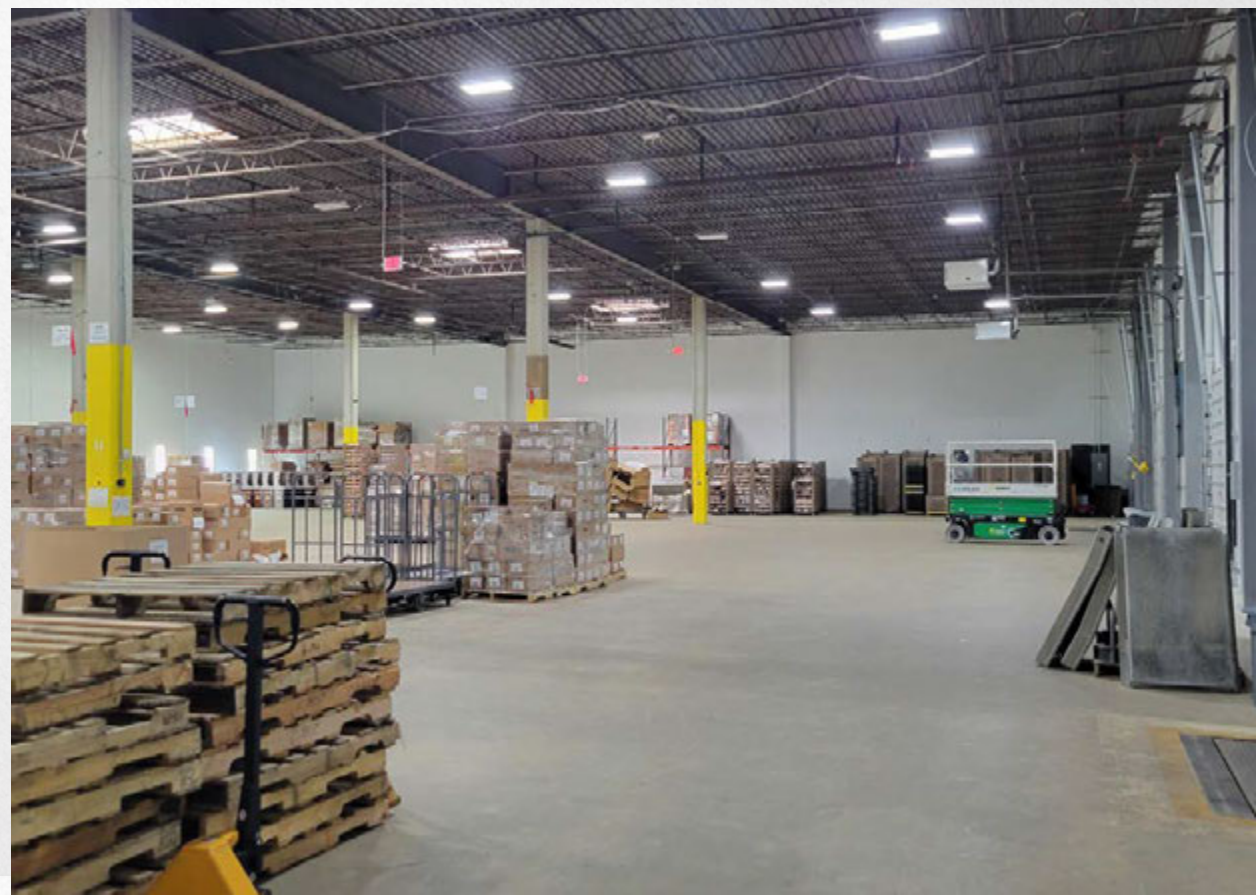
Immediate access to NJ Turnpike Exit 9

Convenient connectivity to Route 18 and Route 1

Accessible to major Northeast distribution routes

Strong regional labor access

Centrally positioned within the New Jersey industrial market





EDGEBORO

FOR MORE INFORMATION, PLEASE CONTACT:

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