



	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	1289 Rahway Ave	Avenel	Class B Industrial/Distribution	1,215,238 SF	1,215,238 SF	Withheld
2	1005 W Middlesex Ave	Port Reading	Class A Industrial/Warehouse	737,620 SF	230,101 SF	Withheld
3	2323 Randolph Ave	Avenel	Class C Industrial/Warehouse	79,000 SF	19,594 SF	Withheld
4	1000 King George Rd	Fords	Class C Industrial/Warehouse	43,429 SF	5,023 SF	Withheld
5	34 Green St	Woodbridge	Class B Flex	9,000 SF	2,183 SF	Withheld



Location: **Brunswick/Piscataway Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001**

Building Type: **Class B Distribution**
Status: **Under Construction, delivers Nov 2022**
Tenancy: **Single Tenant**

Land Area: **63.89 AC**
Stories: **1**
RBA: **1,215,238 SF**

Landlord Rep: **The Morris Companies**
Management: -
Recorded Owner: **Morris Avenel Associates Urban Renewal, LLC**

Total Avail: **1,215,238 SF**
% Leased: **0%**

Ceiling Height: -
Column Spacing: -
Drive Ins: -
Loading Docks: **100 ext**
Power: -

Crane: -
Rail Line: -
Cross Docks: **Yes**
Const Mat: -
Utilities: -

For Sale: **Not For Sale**
Parcel Number: **25-00867-0000-00001-01**
Parking: **300 Surface Spaces are available; Ratio of 0.25/1,000 SF**
Amenities: **Fenced Lot, Mezzanine**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	1,215,238/40,000 ofc	1,215,238	Withheld	06/2022	Negotiable	Direct

The Morris Companies / Ron Schram (201) 804-8700

Building Notes

1289 Rahway Avenue will be Northern New Jersey's newest best-in-class warehouse and distribution center. With anticipated delivery Q2 2022, the premier industrial facility will feature state-of-the-art building features, towering ceilings, sprinkler system, and construction to LEED specifications. In

1289 Rahway Ave(cont'd)

In addition to an immersive 1,175,238 square feet of dedicated warehouse space, the property will also include 20,000 square feet of office space and an additional 20,000 square foot office mezzanine. Situated on an expansive 63.89-acre site, the property exterior will deliver with evergreen professional landscaping and an 8-foot high fence around the perimeter for added security. Tenants will have access to 502 trailer parking stalls, 100 dock-high doors, and 300 car parking spaces. Strategically located, 1289 Rahway Avenue provides convenient access to US-Route 1, US-Route 9, the New Jersey Turnpike (I-95), and a 15-minute drive to I-278 access. In addition to highways, the well-connected property is located 9.5 miles away from the New York Container Terminal freight-port. Newark Liberty International, La Guardia, and John F. Kenney International airports are all located within an hour's drive. The robust surrounding workforce provides over 113,819 warehouse employees within a 10-mile radius, and with 88.2% of the total workforce population achieving a high school education or higher. The best-in-class features combined with its location help make 1289 Rahway Avenue an ideal property for meeting all distribution needs and beyond.



Location: **Building 2**
Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Port Reading, NJ 07064

Building Type: **Class A Warehouse**

Status: **Built 2014**
 Tenancy: **Multiple Tenant**

Land Area: **39.45 AC**
 Stories: **1**
 RBA: **737,620 SF**

Landlord Rep: **CBRE**
 Management: **Prologis, Inc.**
 Recorded Owner: **Reading-WBDG Ili/Prologis Tax**

Total Avail: **230,101 SF**
 % Leased: **100%**

Ceiling Height: **36'0"**
 Column Spacing: **52'w x 50'd**
 Drive Ins: **4 - 12'0"w x 14'0"h**
 Loading Docks: **168 ext**
 Power: **4000a**

Crane: **None**
 Rail Line: **-**
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: **-**

For Sale: **Not For Sale**
 Expenses: **2020 Tax @ \$0.02/sf**
 Parcel Number: **25-01095-0000-00002-01**
 Parking: **73 Industrial Trailer Spaces are available; 130 free Surface Spaces are available; Ratio of 0.73/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	230,101 div	230,101	Withheld	30 Days	Thru Sep 2023	Sublet

NAI Mertz / Scott Mertz (856) 802-6529
 New construction 2019 Would have use of restrooms and office

Building Notes

Port Reading Business Park will ultimately comprise seven buildings, ranging in size from 167,000 square feet to 777,000 square feet. The first distribution center was completed in early 2007 and is already 100 percent leased. Construction of the second facility begins in November 2007.

2323 Randolph Ave - Turnpike Industrial Center



Location: **Turnpike Industrial Center**
Woodbridge Twp
Brunswick/Piscataway Ind Cluster
Carteret/Avenel Ind Submarket
Middlesex County
Avenel, NJ 07001

Building Type: **Class C Warehouse**
 Status: **Built 1986**
 Tenancy: **Multiple Tenant**

Land Area: **5 AC**
 Stories: **2**
 RBA: **79,000 SF**

Landlord Rep: **Lee & Associates Commercial Real Estate Service**
 Management: **Cushman & Wakefield Inc**
 Recorded Owner: **Prologis Targeted U S Logistics Fund**

Total Avail: **19,594 SF**
 % Leased: **100%**

Ceiling Height: **19'0"-20'0"**
 Column Spacing: **40'w x 40'd**
 Drive Ins: **2 - 12'0" w x 14'0" h**
 Loading Docks: **9 ext**
 Power: **200a**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

For Sale: **Not For Sale**

Expenses: **2020 Tax @ \$2.17/sf, 2012 Est Tax @ \$1.09/sf; 2011 Ops @ \$2.25/sf, 2012 Est Ops @ \$2.25/sf**

Parcel Number: **25-00912-0000-00028**

Parking: **58 Surface Spaces are available; Ratio of 0.26/1,000 SF**

Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 400	19,594	19,594	Withheld	01/2022	Negotiable	Direct

Lee & Associates Commercial Real Estate Service / William Ziegler (201) 458-5470 / Drew Maffey (973) 406-2493 / Richard D. Marchisio (973) 475-7055



Location: **Woodbridge Twp
Brunswick/Piscataway Ind Cluster
Perth Amboy/GSP Ind Submarket
Middlesex County
Fords, NJ 08863**

Building Type: **Class C Warehouse**
Status: **Built 1958, Renov 2016**
Tenancy: **Multiple Tenant**

Landlord Rep: **Adler Development**
Management: **Moldieco Plastics Products**
Recorded Owner: **Moldieco Plastics Products**

Land Area: **3.66 AC**
Stories: **1**
RBA: **43,429 SF**

Total Avail: **5,023 SF**
% Leased: **88.4%**

Ceiling Height: **18'0"**
Column Spacing: **40'w x 24'd**
Drive Ins: **-**
Loading Docks: **15 ext**
Power: **4000a/480v 3p**

Crane: **4/4-5 tons**
Rail Line: **None**
Cross Docks: **None**
Const Mat: **Masonry**
Utilities: **Heating - Oil (Fired)**

For Sale: **Not For Sale**
Expenses: **2020 Tax @ \$3.02/sf**
Parcel Number: **25-00065-0000-00012**
Parking: **61 free Surface Spaces are available; Ratio of 1.00/1,000 SF**
Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 2	5,023/970 ofc	5,023	Withheld	Vacant	Negotiable	Direct

Adler Development / Joshua Adler (732) 225-5000 x123
Flex office/warehouse space available. Features include two tailboard loading doors, 18' clear, ample parking, and 970 SF of office space.

Building Notes

BEING SOLD BELOW REPLACEMENT COST SUBJECT TO BANK APPROVAL.

Excellent location directly adjacent to Raritan Center with frontage on Route 287. Building offers 20' ceilings, 6 Tailboards and 2 Drive in doors. There is

also a rear fenced yard.

Great opportunity for a user or user/investor as the building divides down to 4,800 sf with a loading dock. Building is a functional rectangular box with good column spacing.



Location: **Brunswick/Piscataway Ind Cluster**
Perth Amboy/GSP Ind Submarket
Middlesex County
Woodbridge, NJ 07095

Building Type: **Class B Flex**
 Status: **Built 2017**
 Tenancy: **Multiple Tenant**

Land Area: **1 AC**
 Stories: **2**
 RBA: **9,000 SF**

Landlord Rep: **Cyzner Properties**
 Management: **Cyzner Properties**
 Recorded Owner: **Creative Custom Homes Llc**

Total Avail: **2,183 SF**
 % Leased: **75.7%**

Ceiling Height: -
 Column Spacing: -
 Drive Ins: -
 Loading Docks: **None**
 Power: -

Crane: **None**
 Rail Line: **None**
 Cross Docks: -
 Const Mat: **Masonry**
 Utilities: -

For Sale: **Not For Sale**
 Expenses: **2020 Tax @ \$2.10/sf**
 Parcel Number: **25-00553-0000-00001**
 Parking: **40 Surface Spaces are available; Ratio of 4.44/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 2nd	2,183	2,183	\$20.00/nnn	Vacant	Negotiable	Direct

Cyzner Properties / Irv Cyzner (908) 413-4817